
COMMERCE AND INDUSTRY INVENTORY

San Francisco Planning Department

2000



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Commerce and Industry Element of the General Plan
Eighth Annual Inventory

COMMERCE AND INDUSTRY INVENTORY

2000

San Francisco Planning Department
City and County of San Francisco



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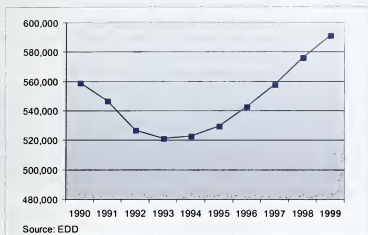
2000 COMMERCE AND INDUSTRY INVENTORY

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Overview

Employment in San Francisco increased by almost 15,000 jobs between 1998 and 1999 to a total of over 591,000, according to the California Employment Development Department (EDD). Since 1995 the city has experienced strong economic growth that resulted in 60,000 more jobs. Much of this growth occurred in the office, cultural/institutional and retail activities. After several years of modest employment growth, between 1998 and 1999 industrial activities experienced a small decline of about 2,500 jobs.

Total Employment 1990-99



Between 1998 and 1999, San Francisco's resident labor force increased by 5,300 to a total of about 422,000 workers. Unemployment levels continued their downward trend both at the local and the regional level, reaching a new low of 3.0 percent in both San Francisco and the Bay Area as a whole in 1999. The lowest unemployment levels were in the South Bay at 2.7 percent.

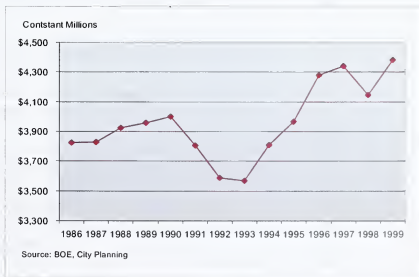
Total wages grew by 6.8 percent between 1998 and 1999 (on a constant dollar basis); this marked the fourth consecutive year of wage increases in excess of 6.0 percent. The majority of this growth was due to increases in compensation within the city's large office employment base, with some contribution from

retail and cultural/institutional jobs. In contrast, the industrial and hotel activities experienced small declines in total wages over the same period.

Taxable retail sales increased by almost 6.0 percent on an inflation adjusted basis between 1998 and 1999, reflecting significant increases in consumer spending. This compares to a 4.5 percent decline experienced between 1997 and 1998, according to the California Board of Equalization (BOE). The largest gainers in the retail sector in terms of total taxable sales were general merchandise retailers, service stations, home furniture and appliances, and eating and drinking places.

Total construction costs for new buildings as well as for remodeling permits filed in 1999 grew by about three percent, following the 50 percent increase experienced in 1998 on an inflation adjusted basis. This building activity was primarily in the residential, office, hotel, and retail activities, which increased in number of new building permits as well as the

Taxable Retail Sales 1986-99



Building Permit Cost for All Constuction 1990-99



aggregate cost of development. Although total costs of new construction permits declined slightly in 1999, alteration permit costs exhibited growth in the same period, resulting in a net total increase.

San Francisco's real estate market continued to feel the effects of economic good times in 1999. Due to pressure created by growth in the office sector and particularly in technology related and internet companies, San Francisco's office market vacancy rate dropped by more than half from 6.6 percent in 1998 to 2.5 percent in 1999. Fueled by strong demand and a shrinking supply of available space, average office lease rates increased by approximately 18 percent on average during the year, according to Cushman and Wakefield. 1999 also marked the development of San Francisco's first new office building in seven years at 101 Second Street.

The Commerce and Industry Inventory is an annual report providing information about economic activity in the city of San Francisco to government, businesses, and the community in general. It also serves as a consistent source of background data for the Commerce and Industry Element of the San Francisco General Plan. Copies of the Commerce and Industry Inventory report are available to the public for \$15 at the San Francisco Planning Department, 1660 Mission Street, 5th Floor, San Francisco, CA 94103. An additional \$3.00 will cover the cost of mailing a copy. For further information contact Tobias Liebermann at (415) 558-6370 or Catherine Bauman at (415) 558-6287. Information is also available at the Planning Department web site at www.ci.sf.ca.us/planning.

CONTENTS

1.0	INTRODUCTION	1
1.1	Data Formats	3
2.0	REGIONAL OVERVIEW	7
2.1	Population, Labor Force, and Employment in the Bay Area	10
2.2	Bay Area, California, and United States Unemployment	13
2.3	Bay Area Employment by Industry	14
3.0	EMPLOYMENT	21
3.1	Employment by Land Use Activity	22
3.2	Employment by Industry Group	25
3.3	Employment Distribution by Commerce and Industry District	31
3.4	Employment Distribution by Size Class	32
4.0	ESTABLISHMENTS	33
4.1	Establishments by Commerce and Industry District and Land Use Activity	34
4.2	Establishments by Commerce and Industry District and Main Industry Group	36
4.3	Establishment Distribution by Size Class	40
5.0	REVENUES	41
5.1	Wages by Land Use Activity	42
5.2	Taxable Sales and Permits	45
5.3	City Revenues and Expenditures	50
5.4	Business Gross Receipts	55
6.0	BUILDING AND LAND USE	57
6.1	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity	59
6.2	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Commerce and Industry District	69
6.3	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity and Commerce and Industry District	77
6.4	Permit Applications by Permit Status, by Land Use Activity and Commerce and Industry District	82
6.5	Commercial Office Space	93
6.6	Land Use Activity	94

LIST OF TABLES

1.1	Land Use Activity Classification	4
2.1.1	Bay Area Population, Labor Force, and Employment by Subregion 1970, 1980, 1991-2000	10
2.2.1	Bay Area, California, and United States Unemployment 1980, 1991-1999 ...	13
2.3.1	Bay Area Employment by Industry Group 1985, 1991-1999	14
2.3.2	Bay Area Employment by Industry Group and Subregion 1985, 1991-1999 ..	15
2.3.3	Bay Area Employment by Industry Group and Subregion, Annual Percentage Distribution 1985, 1991-1999	16
2.3.4	Bay Area Employment by Industry Group and Subregion, Percentage Change 1985, 1991-1999	17
3.1.1	Employment by Land Use Activity 1986-1999	22
3.2.1	Office Employment by Industry Group 1986-1999	25
3.2.2	Retail Employment by Industry Group 1986-1999	26
3.2.3	Industrial Employment by Industry Group 1986-1999	27
3.2.4	Cultural/Institutional Employment by Industry Group 1986-1999	28
3.3.1	Employment by Commerce and Industry District 1999	31
3.4.1	Employment by Commerce and Industry District and Establishments Size Class 1999	32
4.1.1	Establishments by Commerce and Industry District and Land Use Activity 1999	34
4.2.1	Office Establishments by Commerce and Industry District and Industry Group 1999	36
4.2.2	Retail Establishments by Commerce and Industry District and Industry Group 1999	37
4.2.3	Industrial Establishments by Commerce & Industry District and Industry Group, 1999	38
4.2.4	Cultural/Institutional Establishments by Commerce & Industry District and Industry Group, 1999	39
4.3.1	Establishment Size Class	40
5.1.1	Total Annual Wages by Land Use Activity 1986-1999	42
5.1.2	Total Annual Wages by Land Use Activity, Adjusted for Inflation 1986-1999	43
5.2.1	Taxable Retail Sales by Type of Business 1999	46
5.2.2	Taxable Retail Sales by Type of Business, Adjusted for Inflation 1986-1999	47
5.2.3	Sales Tax Permits by Type of Business, 1986-1999	49
5.3.1	General Revenues by Source, Fiscal Year 1998/99	51
5.3.2	General Revenues by Source, Fiscal Year 1989/1990 to Fiscal Year 1998/99	52
5.3.3	General Governmental Expenditures by Function, Fiscal Year 1998/99	53
5.3.4	General Governmental Expenditures by Function, Fiscal Years 1990-99	54
5.4.1	Gross Receipts by Commerce and Industry District and Land Use Activity, 1999	56

6.1.1.A	All Building Permit Applications by Land Use Activity, 1990-1999	59
6.1.1.B	Total Construction Cost for All Building Permits by Land Use Activity, 1990-1999	60
6.1.1.C	Average Construction Cost for All Building Permits by Land Use Activity, 1990-1999	61
6.1.2.A	Building Permits for New Construction by Land Use Activity, 1990-1999	62
6.1.2.B	Total Construction Cost for Building Permits for New Construction by Land Use Activity, 1990-1999	63
6.1.2.C	Average Construction Cost for Building Permits for New Construction by Land Use Activity, 1990-1999	64
6.1.3.A	Building Permits for Alterations and Demolitions by Land Use Activity, 1990-1999	65
6.1.3.B	Total Construction Cost for Alterations and Demolitions by Land Use Activity, 1990-1999	66
6.1.3.C	Average Construction Cost for Alterations and Demolitions by Land Use Activity, 1990-1999	67
6.2.1.A	All Building Permits by Commerce & Industry District, 1990-1999	68
6.2.1.B	Total Construction Cost for All Building Permits by Commerce and Industry District, 1990-1999	69
6.2.1.C	Average Construction Cost for All Building Permits by Commerce and Industry District, 1990-1999	70
6.2.2.A	Building Permits for New Construction by Commerce and Industry District, 1990-1999	71
6.2.2.B	Total Construction Cost of New Construction Building Permits by Commerce and Industry District, 1990-1999	72
6.2.2.C	Average Construction Cost for New Construction Permits by Commerce and Industry District, 1990-1999	73
6.2.3.A	Building Permits for Alteration and Demolition by Commerce and Industry District, 1990-1999	74
6.2.3.B	Total Construction Cost of Alteration and Demolition Permits by Commerce and Industry District, 1990-1999	75
6.2.3.C	Average Construction Cost of Alteration and Demolition by Commerce and Industry District, 1990-1999	76
6.3.1.A	All Permit Applications Filed by Commerce & Industry District and Land Use Activity, 1999	77
6.3.1.B	Total Construction Cost of All Permits Filed by Commerce and Industry District and Land Use Activity, 1999	78
6.3.1.C	Average Construction Cost of All Permits Filed by Commerce and Industry District and Land Use Activity, 1999	79
6.4.1.A	All Building Permits by Land Use Activity and Permit Status, 1999	82
6.4.1.B	Total Construction Cost of All Building Permits by Land Use Activity and Permit Status, 1999	83

6.4.1.C	Average Construction Cost of All Building Permits by Land Use Activity and Permit Status, 1999	84
6.4.2.A	All Building Permits by Commerce & Industry District and Permit Status, 1999	87
6.4.2.B	Total Construction Cost of All Building Permits by Commerce and Industry District and Permit Status, 1999	88
6.4.2.C	Average Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1999	89
6.5.1.A	Total Office Space in Central Business District and Non-Business District, 1990-1999	93
6.6.1	Land Use Square Footage by Neighborhood, 1999	95

LIST OF MAPS

1.1	Commerce and Industry Districts	6
2.1	San Francisco Bay Area	8
6.6	San Francisco Land Use Map (11"x17")	94a
6.6.1	Office Establishments in San Francisco, 1999	102
6.6.2	Cultural/Institutional/Educational Establishments in San Francisco, 1999	103
6.6.3	Industrial Establishments in San Francisco, 1999	104
6.6.4	Retail Establishments in San Francisco, 1999	105
6.6.5	Visitor Establishments in San Francisco, 1999	106

LIST OF GRAPHS

2.1.1	Bay Area Population, Labor Force, and Employment by Subregion 1991-2000	11
2.2.1	Bay Area, California, and United States Unemployment 1991-1999	12
2.3.1	Bay Area Employment by Industry Group and Subregion, Percentage Distribution, 1999	18
2.3.2	Bay Area Employment by Industry Group and Subregion 1991-1999	19,20
3.1.1	Employment by Land Use Activity, 1986-1999	23
3.1.2	Employment Annual Growth Rates by Land Use Activity, 1986-1999	24
3.2.1	Retail and Office Employment by Industry Group 1986-1999	29
3.2.2	Industrial and Cultural/Institutional Employment by Industry Group 1986-1999	30
4.1.2.A	Establishments by Commerce and Industry District, 1999	35
4.1.2.B	Establishments by Land Use Activity, 1999	35
5.1.1	Total Wages by Land Use Activity, 1986-1999	44
5.2.1	Taxable Retail Sales by Type of Business, 1999	46
5.2.2	Taxable Retail Sales by Type of Business, Adjusted for Inflation 1986-1999	46
5.2.3	Sales Tax Permits by Type of Business, 1999	48
5.2.4	Sales Tax Permits, 1986-1999	48
5.3.1	General Governmental Revenues by Source, Percentage Distribution, Fiscal Year 1998/1999	51
5.3.2	General Governmental Expenditures by Function, Percentage Distribution, Fiscal Year 1998/1999	53
6.3.1.A	All Building Permit Applications Filed by Commerce and Industry District by Land Use Activity, 1999	80
6.3.1.B	Total Construction Cost of All Building Permits by Commerce and Industry District by Land Use Activity, 1999	81
6.4.1.A	All Building Permits by Land Use Activity by Permit Status, 1999	85
6.4.1.B	Total Cost of All Building Permits by Land Use Activity by Permit Status, 1999	86
6.4.2.A	All Building Permits by Commerce and Industry District by Permit Status, 1999	90
6.4.2.B	Total Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1999	91
6.4.2.C	Average Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1999	92
6.6.1.A	Land Use Square Footage by Neighborhood, 2000	96
6.6.1.B	Land Use Square Footage by Neighborhood, 2000	97
6.6.1.C	Land Use Square Footage by Neighborhood, 2000	98
6.6.1.D	Land Use Square Footage by Neighborhood, 2000	99
6.6.1.E	Land Use Square Footage by Neighborhood, 2000	100
6.6.1.F	Land Use Square Footage by Neighborhood, 2000	101

This is the eighth San Francisco Commerce and Industry Inventory prepared by the San Francisco Planning Department. It provides basic information describing economic activity in San Francisco. The immediate goal is to make local economic data available to community groups, businesses, and other private and public agencies. The long-term goal is to establish a consistent time series of economic information and to compile background information for updating the Commerce and Industry Element of the San Francisco General Plan.

This inventory includes an update of economic activity reported in previous inventories, as well as new information. The 1998 and 1999 updates presented in this inventory portray San Francisco's story of economic growth. Employment in San Francisco increased by over 14,990 jobs in 1999. Although not as dramatic as gains in employment in 1998 and 1997, this still represents significant growth. The total spending on construction grew by about 2.7% between 1998 and 1999.

The Commerce & Industry Inventory includes tables and graphs that are concise and as self-explanatory as possible. Economic indicators and the variables contained within each data set are defined at the beginning of each chapter. In addition, analysis of trends and policy recommendations regarding economic activity in San Francisco are contained in issue papers published periodically by the San Francisco Planning Department.

As in previous Inventories, this year's Inventory provides information about population, labor force, employment, unemployment, establishments, size class, wages, retail sales, government revenues, land use, and building activity. Some sections include data from the 1980s in order to place current events within a historical perspective. This document also includes updates of 1997 and 1998 data to reflect recent adjustments provided by original data sources.

The Inventory is organized into six chapters. The Introduction explains how the various sections of the inventory are organized, describes the methodology, and defines the data formats and the district boundaries used within the document.

Chapter 2, Regional Overview, presents San Francisco's economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the Bay Area since 1970. This information is presented for four sub-regions: North Bay, East Bay, South Bay, and San Francisco. Employment data are reported by industry groups. Unemployment indicators for the Bay Area, California, and the United States are included as well.

Chapters 3 through 6 describe basic San Francisco economic indicators. These four chapters, Employment, Establishments, Revenues, and Building and Land Use, present data from various public and private agencies.

The Employment chapter, Chapter 3, provides specific information about San Francisco employment from 1986 to 1999, including number of jobs and employees classified by Land Use Activity. The information is also organized by Commerce and Industry (C&I) District for 1999. A detailed explanation of the Land Use Activity classification and Commerce and Industry Districts can be found in section 1.1, Data Formats.

Chapter 4 reports the number of establishments as locations where businesses are operated or where service and industrial operations are performed. These data focus on the number and distribution of active business establishments by Land Use Activity and C&I District for 1999. Also shown are the number of active business establishments by industry group and establishment size, categorized by four major Land Use Activities. Classification of industry groups into Land use Activities is done through use of Standard Industrial Classification (SIC) codes. For a detailed explanation of SIC codes used in Chapter 4 and elsewhere in the inventory, refer to section 1.1, Data Formats. SIC classifications that comprise the industry groups are listed as notes after each relevant table.

While the Employment and Establishments chapters measure San Francisco's economic performance in terms of employment and active business establishments, Chapter 5, Revenues, provides indicators to measure various aspects of the city's economy in monetary terms. The chapter includes data related to wages, personal income, taxable retail sales and permits, city government revenues and expenditures, and businesses' gross receipts. Wages and proprietors' income figures are organized by Land Use Activity and industry group, reporting changes over the last decade. The personal income data are presented by place of work and major industry group. Taxable retail sales and permits are presented by type of business. City government revenues and expenditures are reported by source and function. Businesses' gross receipts are cross-tabulated by Land Use Activity and Commerce & Industry District.

Chapter 6, Building and Land Use, supplies information regarding construction activity in San Francisco by reporting the number of permit applications, and the total construction cost related to permit applications over the period from 1990 to 1999. Permit applications by permit status are reported for 1999. Chapter 6 also contains statistics on land use in San Francisco. These data are summarized by Neighborhood District rather than Commerce & Industry District.

1.1 DATA FORMATS

The data presented for the indicators mentioned above are described throughout the inventory in terms of time, type of activity, and geographical distribution. The indicators are measured by their specific units, such as employees, establishments, or dollars. Depending upon available data, the period of time covered ranges from a single year to the past two decades.

The Commerce and Industry Inventory provides a consistent framework for comparisons, cross-references, and cross-tabulations among indicators by using two specific data formats: the Land Use Activity classification which aggregates activities, land uses and industry groups; and the **Commerce and Industry (C&I) District** classification, which aggregates small zip-code based units into 10 large districts encompassing all of San Francisco. To the extent possible, the data in the Inventory, which are gathered from different sources and in different formats, are aggregated into these two predefined formats. However, some of the data remain in their original formats because of limited detail in the original data source.

The **Neighborhood Districts'** boundaries tend to follow more homogenous socio-economic patterns than the zip code based C&I Districts. For this reason and because the Planning Department's new GIS system allows more flexibility in data aggregation, eventually all chapters' data may be reported by these Neighborhood Districts.

The **Land Use Activity** classification facilitates the use of economic information for studies related to land use policy development. It matches the type of economic activity (SIC code) with a corresponding type of building structure, as well as the prevalent land use pattern. This classification fosters the evaluation of employment, establishments, and transactions within their physical parameters. Since this classification is based on San Francisco business activities and land use patterns, its application to any environment outside of the city may require some adjustments. For example, establishments assigned a mining SIC code in San Francisco would be incorporated into the Office Land Use category. It is assumed that there is no mining activity in San Francisco and that anything with a mining SIC code is purely administrative. This assumption would not necessarily hold true in other counties.

The **Standard Industrial Classification (SIC)** system was established by the United States Department of Commerce to categorize all industries and economic activity. This classification system organizes business establishments according to the kind of product or service they provide. The SIC system used in this report dates from 1987 and is a hierarchical system. The first digit indicates the broadest categorizations, the first two digits indicate major industry groups within those broad categories, the first three digits indicate industry groups, and the four digit code corresponds to specific industries.

All industry groups have been classified into one of the six Land Use categories. A new system, the North American Industry Classification System (NAICS) was released in 1997. As soon as the Employment Development Department switches to NAICS, the Commerce and Industry Inventory will as well.

The Land Use Activities used in this inventory are Office, Retail, Industrial, Hotel, Cul-

TABLE 1.1
LAND USE ACTIVITY
CLASSIFICATION

tural/Institutional, Government, and Residential. Table 1.1 relates Land Use Activities to SIC codes. For the Land Uses of Office, Retail, Industrial, Hotel, and Cultural/Institutional, we report employment, establishment, revenue and construction data. Residential Land Use is only addressed in Chapter 6 in the context of the permit process and land use activity by neighborhood. Residential is no longer included in the Employment or Establishment chapter. Although Residential buildings with more than three units file

Land Use Activity <i>Space Use</i>	EMPLOYMENT INDUSTRY GROUP	SIC CODE
OFFICE ACTIVITY <i>Examples: Headquarter offices, professional services branch banks</i>	Agriculture and Mining Transportation Services F.I.R.E. Business Services Legal Services Engineering, architecture, and management Accounting, Research, & other Services Public Administration	00-08, 10-14 47 60-64, 65, 67 73 81 87 89 90-98
RETAIL ACTIVITY <i>Examples: Stores, restaurants, bars, commercial parking lots</i>	Department stores Food stores Apparel and accessory stores Eating and drinking places Other retail stores Personal services Auto repair, services, and parking Miscellaneous repair services	53 54 56 58 52, 55, 57, 59 72 75 76
INDUSTRIAL ACTIVITY <i>Examples: Warehouses, factories, workshops showrooms, port facilities.</i>	Fishing Food manufacturing Apparel and textile manufacturing Lumber, furniture, paper manufacturing Printing and publishing Chemicals and petroleum production Electronic manufacturing Other manufacturing Durable goods wholesale Non durable goods wholesale Construction Transportation Communication Other public utilities	09 20 22, 23 24-26 27 28-29 36 30-35, 37-39 50 51 15-17 40-42, 44-45 48 43, 46, 49
HOTEL ACTIVITY <i>Examples: hotels, motels B&B's.</i>	Hotel	70
CULTURAL/ INSTITUTIONAL ACTIVITY <i>Examples: Theaters, museums, nightclubs, hospitals, libraries, schools, churches.</i>	Museums Membership organizations Amusement and Recreation Motion Picture Health Services Educational Services Social Services Private Households	84 86 79 78 80 82 83 88
GOVERNMENT ACTIVITY	Those establishments which have been classified as Federal, State, and Local according to data sources but do not fall under the Office, Industrial, or Cultural/Institutional Land Use classifications.	90-98
RESIDENTIAL ACTIVITY	Found only in Chapter 6	65
OTHER	Non-Classifiable establishments and, occasionally, the aggregation of those numbers which would otherwise be deemed confidential	99

business taxes, they are not considered business establishments in the context of this report.

Office activity includes professional services such as administration, legal services, ar-

chitecture, engineering, real estate, computer services, research and development activities and government administrative functions. Three types of space are considered: primary offices which mainly include headquarters and large firms; secondary offices which include small professional offices and services; and walk-in customer facilities, such as banking.

Retail activity includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.

The Industrial category covers activities related to processing and movement of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, communication, and public utilities. Most of these activities take place in buildings with large, open floorplates--structures that can house machinery and industrial equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.

Hotel activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.

Cultural/Institutional activities cover the social spectrum of the economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

In tables that present data according to land use activity, government jobs and/or government employees have been parsed, since 1995, into either the Office, Industrial, or Cultural/Institutional land use categories, whichever is most appropriate. Alternatively, when a table presents data according to industry group, all government jobs and/or government employees are included within a Government heading.

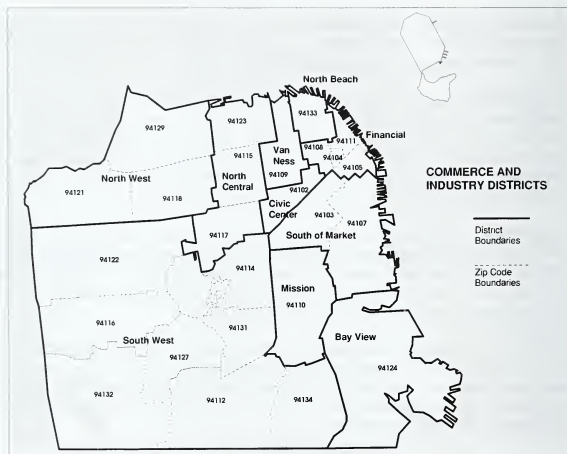
Residential activity is only addressed in terms of building activity and land use in Chapter 6. In the Building and Land Use chapter, the residential category includes land uses designated residential during the permit process. The Land Use tabulations by neighborhood include distinct residential land uses as well as those residential uses which share a site with a business establishment.

The Commerce and Industry Districts are characterized by predominant economic activities, employment concentration, business density and other spatial characteristics. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data were available. The district boundaries are as close as possible to census tract boundaries, so that data available from the

census can be meaningfully compared to economic data. The Commerce and Industry district boundaries are shown on Map 1.1. As in the 1998 Inventory, this year's Inventory has additional geographic areas called Neighborhood Districts which are used exclusively in Chapter 6.

Commerce & Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts present intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial sites and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness Avenue district is delineated around a commercial corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between the Financial district and Bayview. The Financial district covers the most dense area with

MAP 1.1



the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.

2.0

REGIONAL OVERVIEW

San Francisco has diverse linkages to the region, as well as to the state, national, and global economies. The Regional Overview chapter supplies basic demographic and economic information about the Bay Area's nine counties for the past two decades. The information contributes to an understanding of San Francisco and its impact within a regional and historical context.

The nine counties of the Bay Area are: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 illustrates the location of these counties, which have been grouped into four subregions: North Bay, East Bay, South Bay, and San Francisco. These subregions were initially formed on the basis of observed travel patterns of commuters into San Francisco in 1985 and the availability of employment information. Although travel patterns have evolved since the initial observations, these subregions have been retained in order to maintain the consistency of this report. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, the North Bay, the East Bay, and the South Bay - areas that represent the labor force base for San Francisco and the region. When reviewing the following tables, it is important to remember that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than 1 percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

This section presents three sets of tables and graphs. The first set reports population, labor force, and employment by subregion from 1970 to 1999 (2000 for population). The second set reports unemployment for San Francisco, the Bay Area, California, and the United States from 1980 to 1999. The third set describes regional employment by industry group, by subregion, from 1985 to 1999. Each indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

Population is defined as the total number of people who live in a specific area, such as a particular county or city. Population data for 1970, 1980, and 1990 are from the Bureau of the Census. The population data for 1991 through 2000 come from the California State Department of Finance (DOF). These more recent data are based on the 1990 census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking of status of military bases.

The *civilian labor force* consists of persons who are either working or looking for work.

excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are from the California Employment Development Department (EDD).

Unemployment is defined as civilians 16 years old and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to a job from which they had been laid off. Civilian unemployment statistics are based on place of residence. The *unemployment rate* is derived by dividing the number of unemployed persons by the civilian labor force. The unemployment data are from EDD and the United States Department of Commerce, Bureau of the Census.

Employment, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.

MAP 2.1



Employment figures reported by industry are based on EDD data. The employment data are reported using the Standard Industrial Classification (SIC) system at the one-digit level, which includes the following ten main industry groups: Finance, Insurance, and Real Estate (F.I.R.E.), Government, Services, Retail, Manufacturing, Construction/Mining, Wholesale Trade, Transportation, Communication/Utilities, and Agriculture. Government includes all civilian employees of federal, state, and local government, regardless of the activity in which the employee is engaged. Agricultural

data do not include farmers, unpaid family workers, veterinary, or other animal landscape and horticultural services. Construction data include employees of construction contractors and operative builders.

TABLE 2.1.1

BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUBREGION 1970-2000*

POPULATION BY SUBREGION 1970 - 2000

Number of Persons	1970	1980	1991*	1992*	1993*	1994*	1995*	1996*	1997*	1998*	1999*	2000*
North Bay	640	857	1,089	1,108	1,124	1,136	1,142	1,151	1,165	1,190	1,206	1,226
East Bay	1,632	1,762	2,110	2,140	2,170	2,194	2,208	2,229	2,255	2,309	2,350	2,384
South Bay	1,621	1,882	2,172	2,199	2,232	2,261	2,280	2,315	2,354	2,405	2,438	2,467
San Francisco	716	679	731	736	745	752	752	760	778	790	791	801
TOTAL	4,609	5,180	6,102	6,183	6,271	6,343	6,382	6,455	6,552	6,694	6,785	6,878
Percentage Distribution	1970	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North Bay	13.9	16.5	17.8	17.9	17.9	17.9	17.9	17.8	17.8	17.8	17.8	17.8
East Bay	35.4	34.0	34.6	34.6	34.6	34.6	34.6	34.5	34.4	34.5	34.6	34.7
South Bay	35.2	36.3	35.6	35.6	35.6	35.6	35.7	35.9	35.9	35.9	35.9	35.9
San Francisco	15.5	13.1	12.0	11.9	11.9	11.9	11.8	11.8	11.9	11.8	11.7	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1970-80	1980-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	1995-00
North Bay	33.9	27.1	1.7	1.4	1.1	0.5	0.8	1.2	2.1	1.4	1.6	7.3
East Bay	8.0	19.8	1.4	1.4	1.1	0.6	1.0	1.2	2.4	1.8	1.5	8.0
South Bay	16.1	15.4	1.2	1.5	1.3	0.8	1.5	1.7	2.2	1.4	1.2	8.2
San Francisco	-5.2	7.7	0.7	1.2	0.9	0.0	1.1	2.4	1.5	0.1	1.4	6.6
TOTAL	12.4	17.8	1.3	1.4	1.1	0.6	1.1	1.5	2.2	1.4	1.4	7.8

LABOR FORCE BY SUBREGION, 1970-1998

Number of Persons	1970	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	241	406	565	580	586	589	585	589	608	627	640
East Bay	669	877	1,103	1,129	1,130	1,137	1,138	1,144	1,176	1,191	1,212
South Bay	686	1,017	1,205	1,200	1,227	1,233	1,237	1,275	1,306	1,359	1,362
San Francisco	340	365	400	401	407	402	399	402	413	417	422
TOTAL	1,936	2,665	3,273	3,310	3,350	3,361	3,359	3,410	3,523	3,593	3,636
Percentage Distribution	1970	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	12.4	15.2	17.3	17.5	17.5	17.5	17.4	17.3	17.3	17.4	17.6
East Bay	34.6	32.9	33.7	34.1	33.7	33.8	33.9	33.6	33.4	33.1	33.3
South Bay	35.4	38.2	36.8	36.3	36.6	36.7	36.8	37.4	37.6	37.8	37.5
San Francisco	17.6	13.7	12.2	12.1	12.1	12.0	11.9	11.8	11.7	11.6	11.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1970-80	1980-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
North Bay	68.5	39.2	2.7	1.0	0.5	-0.7	0.7	3.2	3.0	2.2	8.7
East Bay	31.1	25.8	2.4	0.1	0.6	0.1	0.6	2.8	1.3	1.8	6.6
South Bay	48.3	18.5	-0.4	2.3	0.5	0.3	3.1	4.0	2.5	0.2	10.5
San Francisco	7.4	9.6	0.3	1.5	-1.2	-0.7	0.8	2.7	0.9	1.3	5.0
TOTAL	37.7	22.8	1.1	1.2	0.3	-0.1	1.5	3.3	2.0	1.2	8.2

EMPLOYMENT BY SUBREGION, 1970-1998

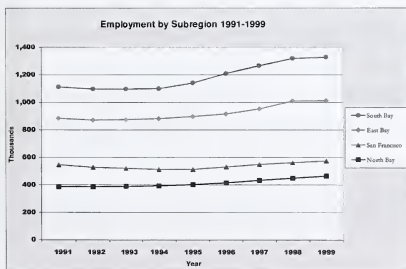
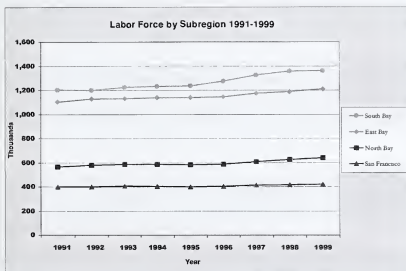
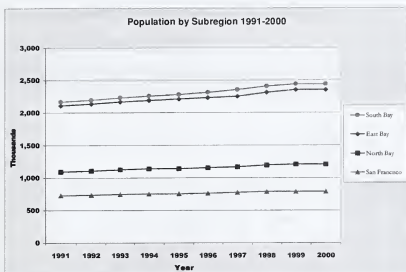
Number of Persons	1970	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	101	275	388	387	390	394	403	416	433	451	465
East Bay	388	690	885	873	876	880	897	917	953	1010	1,012
South Bay	444	937	1,114	1,096	1,098	1,100	1,140	1,210	1,266	1,320	1,328
San Francisco	375	549	546	529	521	513	514	530	549	564	576
TOTAL	1,308	2,451	2,933	2,885	2,885	2,887	2,954	3,073	3,202	3,345	3,381
Percentage Distribution	1970	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	7.7	11.2	13.2	13.4	13.5	13.6	13.6	13.5	13.5	13.5	13.7
East Bay	29.7	28.2	30.2	30.3	30.4	30.5	30.4	29.8	29.8	30.2	29.9
South Bay	33.9	38.2	38.0	38.0	38.1	38.1	38.6	39.4	39.6	39.5	39.3
San Francisco	28.7	22.4	18.6	18.3	18.0	17.8	17.4	17.2	17.2	16.9	17.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1970-80	1980-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
North Bay	172.3	41.0	-0.2	0.8	1.0	2.3	3.2	4.2	4.0	3.1	17.9
East Bay	77.8	28.3	-1.3	0.3	0.5	1.9	2.2	3.9	6.0	0.2	15.0
South Bay	111.0	18.9	-1.6	0.2	3.6	6.1	4.7	4.2	0.6	20.7	
San Francisco	46.4	-0.5	-3.1	-1.6	-1.5	0.2	3.2	3.6	2.7	2.1	12.3
TOTAL	87.4	19.7	-1.6	0.0	0.1	2.3	4.0	4.2	4.5	1.1	17.1

Source:

City and County of San Francisco Planning Department
California Employment Development Department
Bureau of the CensusNote: North Bay: Marin, Napa, Sonoma, and Solano counties
East Bay: Contra Costa and Alameda counties
South Bay: Santa Clara and San Mateo counties
San Francisco: County of San Francisco

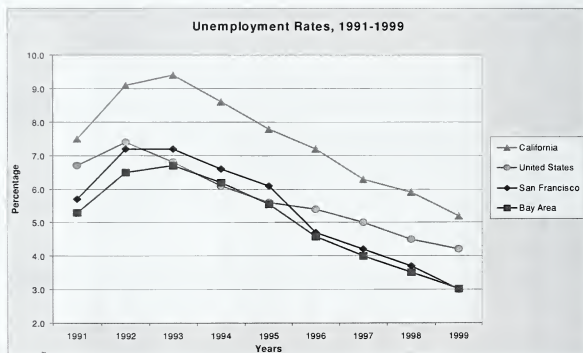
*CA Department of Finance—January 1 estimates

GRAPH 2.1.1
BAY AREA
POPULATION,
LABOR
FORCE,
AND
EMPLOYMENT



Source: City and County of San Francisco Planning Department
California Employment Development Department

GRAPHS 2.2.1
BAY AREA,
CALIFORNIA,
AND UNITED
STATES
UNEMPLOYMENT



Source: City and County of San Francisco Planning Department
California Employment Development Department

BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT, 1980-1999

TABLE 2.2.1

BAY AREA UNEMPLOYMENT BY SUBREGION, 1980-1999

Number of Persons (1000s)	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	25	31	39	40	37	36	31	27	24	20
East Bay	54	60	73	74	70	65	57	51	47	40
South Bay	50	61	75	77	71	58	45	39	41	37
San Francisco	22	23	29	29	26	24	19	17	15	13
TOTAL	150	175	216	220	204	184	152	134	126	110
Annual Percentage Distribution	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	16.4	17.7	18.1	18.2	17.9	19.3	20.6	20.5	18.9	18.3
East Bay	35.9	34.3	33.8	33.7	34.3	35.6	37.3	37.8	36.8	36.2
South Bay	33.2	34.9	34.7	35.0	34.9	31.8	29.6	29.0	32.1	33.8
San Francisco	14.5	13.1	13.4	13.2	12.8	13.2	12.5	12.7	12.1	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1980-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
North Bay	26.0	25.8	2.3	-8.5	-2.7	-12.1	-12.2	-12.8	-15.9	-44.9
East Bay	11.1	21.7	1.4	-5.5	-6.4	-13.5	-10.8	-7.9	-14.6	-43.2
South Bay	22.0	23.0	2.5	-7.5	-17.9	-22.9	-13.8	4.6	-8.9	-48.0
San Francisco	5.5	26.1	0.0	-10.3	-6.9	-21.5	-10.5	-10.0	-16.3	-50.8
TOTAL	16.4	23.4	1.8	-7.4	-9.8	-17.3	-11.9	-5.5	-13.2	-46.1
Average Annual Rate	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	6.1	5.5	6.7	6.8	6.2	6.1	5.3	4.5	3.8	3.1
East Bay	6.2	5.4	6.5	6.5	6.1	5.7	4.9	4.3	3.9	3.3
South Bay	4.9	5.1	6.3	6.3	5.8	4.7	3.5	2.9	3.0	2.7
San Francisco	6.0	5.8	7.2	7.1	6.5	6.1	4.7	4.1	3.7	3.0
TOTAL	5.6	5.3	6.5	6.6	6.1	5.5	4.5	3.8	3.5	3.0

CALIFORNIA AND THE UNITED STATES UNEMPLOYMENT, 1980-1999

Number of Persons (1000s)	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
California	790	1,141	1,396	1,441	1,328	1,209	1,124	1,006	969	864
United States	7,637	8,426	9,384	8,734	7,996	7,404	7,276	6,739	6,204	5,880
Average Annual Rate	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
California	6.8	7.5	9.1	9.4	8.6	7.8	7.2	6.3	5.9	5.2
United States	7.1	6.7	7.4	6.8	6.1	5.6	5.4	5.0	4.5	4.2

UNEMPLOYMENT FOR SAN FRANCISCO, BAY AREA, CALIFORNIA, AND THE UNITED STATES, 1980-1999

Average Annual Rate	1980	1991	1992	1993	1994	1995	1996	1997	1998	1999
San Francisco	6.3	5.7	7.2	7.2	6.6	6.1	4.7	4.2	3.7	3.0
Bay Area	5.6	5.3	6.5	6.7	6.2	5.6	4.6	4.0	3.5	3.0
California	6.8	7.5	9.1	9.4	8.6	7.8	7.2	6.3	5.9	5.2
United States	7.1	6.7	7.4	6.8	6.1	5.6	5.4	5.0	4.5	4.2

Source: City and County of San Francisco Planning Department
California Employment Development Department
Bureau of the Census

TABLE 2.3.1

BAY AREA EMPLOYMENT BY INDUSTRY GROUP 1985-1999

Number of Jobs (Thousands)

INDUSTRY	1985	1991	1992	1993	1994	1995	1996	1997	1998	1999
F.I.R.E.	195	206	205	207	203	193	195	203	211	215
Government	426	459	455	448	444	438	438	439	436	449
Services	666	823	834	857	860	925	973	1,028	1,075	1,121
Retail	445	485	467	472	474	483	494	510	518	536
Manufacturing	481	471	455	444	435	451	476	495	511	490
Construction/Mining	115	124	118	113	114	118	129	144	155	176
Wholesale Trade	156	171	162	154	156	163	168	178	180	184
Transportation	89	102	101	103	104	108	110	114	115	118
Communication/Utilities	73	66	65	65	62	61	62	65	68	68
Agriculture	21	17	18	19	20	21	22	23	24	24
TOTAL	2,667	2,925	2,880	2,883	2,872	2,960	3,067	3,199	3,294	3,380

Percentage distribution by industry group 1985-1999

INDUSTRY	1985	1991	1992	1993	1994	1995	1996	1997	1998	1999
F.I.R.E.	7.3	7.0	7.1	7.2	7.1	6.5	6.4	6.4	6.4	6.4
Government	16.0	15.7	15.8	15.5	15.5	14.8	14.3	13.7	13.2	13.3
Services	25.0	28.1	28.9	29.7	30.0	31.2	31.7	32.1	32.6	33.2
Retail	16.7	16.6	16.2	16.4	16.5	16.3	16.1	15.9	15.7	15.9
Manufacturing	18.0	16.1	15.8	15.4	15.1	15.2	15.5	15.5	15.5	14.5
Construction/Mining	4.3	4.3	4.1	3.9	4.0	4.0	4.2	4.5	4.7	5.2
Wholesale Trade	5.8	5.9	5.6	5.4	5.4	5.5	5.5	5.6	5.5	5.4
Transportation	3.3	3.5	3.5	3.6	3.6	3.6	3.6	3.6	3.5	3.5
Communication/Utilities	2.7	2.3	2.3	2.3	2.2	2.0	2.0	2.0	2.1	2.0
Agriculture	0.8	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage change 1985-1999

INDUSTRY	1985-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
F.I.R.E.	5.4	-0.2	1.0	-2.0	-4.8	1.0	4.2	3.9	1.7	5.8
Government	7.8	-1.1	-1.4	-0.9	-1.3	-0.1	0.2	-0.6	2.9	1.0
Services	23.6	1.3	2.9	0.3	7.5	5.3	5.7	4.6	4.2	30.3
Retail	9.0	-3.6	1.0	0.4	1.9	2.3	3.1	1.7	3.4	13.0
Manufacturing	-2.1	-3.3	-2.5	-2.0	3.7	5.6	4.0	3.1	-3.9	12.8
Construction/Mining	8.1	-5.1	-3.9	0.2	4.2	8.8	11.9	7.7	13.2	54.7
Wholesale Trade	9.7	-5.2	-4.9	1.3	4.0	3.3	5.8	1.6	1.9	17.5
Transportation	14.6	-1.1	2.1	0.9	3.6	2.2	3.5	1.3	2.5	13.9
Communication/Utilities	-	-	-0.2	-4.2	-2.7	2.5	5.3	3.9	0.3	9.5
Agriculture	-19.0	5.9	5.6	5.3	5.0	4.8	4.5	4.3	0.8	21.0
TOTAL	9.7	-1.5	0.1	-0.4	3.1	3.6	4.3	3.0	2.6	17.7

Source: City and County of San Francisco Planning Department
California Employment Development Department

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1999
Number of Jobs (1000's)

TABLE 2.3.2

**BAY AREA
EMPLOYMENT
BY INDUSTRY
GROUP AND
SUBREGION**

CATEGORY/Subregion	1985	1991	1992	1993	1994	1995	1996	1997	1998	1999
F.I.R.E.										
North Bay	20	24	25	26	27	25	24	25	26	26
East Bay	45	55	58	59	57	53	52	55	55	57
South Bay	49	54	53	54	52	50	52	53	56	57
San Francisco	81	73	69	68	67	66	67	71	75	75
Regional Total	195	206	205	207	203	193	195	203	211	215
GOVERNMENT										
North Bay	70	75	74	72	71	69	72	70	71	74
East Bay	154	169	170	170	170	170	168	169	169	173
South Bay	112	123	122	121	121	120	119	119	119	123
San Francisco	89	93	89	85	82	80	79	80	77	79
Regional Total	426	459	455	448	444	438	438	439	436	449
SERVICES										
North Bay	74	105	104	107	108	117	120	127	131	138
East Bay	171	229	230	238	243	258	266	280	293	304
South Bay	250	299	309	322	323	360	386	412	430	449
San Francisco	172	190	191	190	186	190	201	210	222	229
Regional Total	667	823	834	857	860	925	973	1028	1075	1121
RETAIL										
North Bay	67	82	81	84	85	87	89	90	92	94
East Bay	146	160	152	153	152	152	152	155	157	163
South Bay	158	168	163	164	165	170	176	184	187	194
San Francisco	74	75	71	71	72	74	76	81	83	86
Regional Total	446	485	467	472	474	483	494	510	518	536
MANUFACTURING										
North Bay	34	37	39	39	40	43	45	48	52	55
East Bay	100	110	109	103	101	108	115	120	123	117
South Bay	305	286	270	265	258	264	281	292	301	286
San Francisco	42	39	37	37	36	36	35	35	35	32
Regional Total	481	471	455	444	435	451	476	495	511	490
CONSTRUCTION/MINING										
North Bay	18	24	23	21	21	23	23	26	26	31
East Bay	41	46	44	44	43	43	47	50	55	64
South Bay	41	41	39	37	38	40	46	53	58	63
San Francisco	14	14	12	11	12	12	13	15	16	18
Regional Total	114	124	118	113	114	118	129	144	155	176
WHOLESALE TRADE										
North Bay	12	16	16	15	16	17	17	18	19	17
East Bay	45	55	53	51	52	53	56	59	62	68
South Bay	64	74	70	66	66	69	73	78	78	77
San Francisco	35	27	24	22	22	23	22	22	21	21
Regional Total	155	171	162	154	156	163	168	178	180	184
TRANSPORTATION										
North Bay	6	7	8	8	8	9	9	10	11	10
East Bay	27	30	28	30	31	34	35	36	37	39
South Bay	35	46	46	46	46	47	48	51	51	53
San Francisco	21	19	19	19	19	18	18	18	17	16
Regional Total	89	102	101	103	104	108	110	114	115	118
COMMUNICATION/UTILITIES										
North Bay	7	7	7	6	6	5	5	6	6	6
East Bay	22	28	26	27	25	24	24	25	26	25
South Bay	18	15	15	15	15	15	15	16	17	17
San Francisco	26	17	18	17	16	16	18	19	20	20
Regional Total	72	66	65	65	62	61	62	65	68	68
AGRICULTURE										
Regional Total	21	22	22	23	23	21	22	23	23	24

Source: City and County of San Francisco Planning Department
California Employment Development Department

TABLE 2.3.3

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1999

Percentage distribution by subregion

BAY AREA
EMPLOYMENT
BY INDUSTRY
GROUP AND
SUBREGION

PERCENTAGE
DISTRIBUTION

CATEGORY/Subregion	1985	1991	1992	1993	1994	1995	1996	1997	1998	1999
F.I.R.E.										
North Bay	10.3	11.6	12.0	12.6	13.3	12.9	12.4	12.3	12.2	12.2
East Bay	23.0	26.6	28.2	28.5	28.1	27.4	26.7	26.8	26.2	26.6
South Bay	25.2	26.3	26.0	26.1	25.6	25.8	26.4	26.2	26.4	26.5
San Francisco	41.5	35.5	33.8	32.9	33.0	33.9	34.4	34.7	35.3	34.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
GOVERNMENT										
North Bay	16.5	16.2	16.4	16.1	16.0	15.8	16.4	16.0	16.4	16.5
East Bay	36.3	36.7	37.4	37.9	38.3	38.7	38.4	38.6	38.7	38.5
South Bay	26.4	26.8	26.8	27.0	27.3	27.3	27.1	27.2	27.3	27.5
San Francisco	20.8	20.2	19.5	19.0	18.5	18.1	18.1	18.2	17.7	17.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
SERVICES										
North Bay	11.0	12.7	12.5	12.5	12.6	12.6	12.3	12.3	12.1	12.3
East Bay	25.7	27.8	27.6	27.8	28.2	27.9	27.4	27.2	27.2	27.1
South Bay	37.5	36.3	37.1	37.6	37.5	38.9	39.7	40.1	40.0	40.1
San Francisco	25.8	23.1	22.9	22.2	21.7	20.6	20.7	20.4	20.6	20.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
RETAIL										
North Bay	15.1	17.0	17.3	17.8	17.9	18.1	18.1	17.7	17.7	17.6
East Bay	32.8	32.9	32.5	32.4	32.1	31.5	30.8	30.3	30.3	30.3
South Bay	35.5	34.6	34.9	34.7	34.8	35.3	35.7	36.2	36.1	36.1
San Francisco	16.6	15.5	15.3	15.1	15.2	15.2	15.4	15.8	15.9	16.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
MANUFACTURING										
North Bay	7.1	7.8	8.6	8.8	9.2	9.6	9.4	9.8	10.2	11.1
East Bay	20.8	23.3	24.0	23.2	23.2	24.0	24.1	24.2	24.0	23.9
South Bay	63.3	60.7	59.3	59.7	59.3	58.5	59.1	59.0	59.0	58.4
San Francisco	8.7	8.2	8.1	8.3	8.3	7.9	7.4	7.0	6.8	6.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
CONSTRUCTION/MINING										
North Bay	15.4	19.5	19.5	18.5	18.5	19.2	17.7	17.8	17.0	17.6
East Bay	36.3	36.6	37.5	38.8	37.9	36.5	36.2	35.0	35.2	36.4
South Bay	35.9	33.0	33.1	32.6	33.5	34.1	35.9	36.9	37.4	35.9
San Francisco	12.4	10.9	10.0	10.1	10.2	10.2	10.2	10.3	10.3	10.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
WHOLESALE TRADE										
North Bay	7.8	9.4	9.9	9.7	10.2	10.5	10.2	10.2	10.6	9.5
East Bay	28.6	31.8	32.5	33.1	33.3	32.8	33.1	33.4	34.3	36.9
South Bay	41.1	43.3	43.1	42.8	42.2	42.7	43.6	44.0	43.2	42.1
San Francisco	22.5	15.5	14.5	14.5	14.3	14.0	13.1	12.3	11.9	11.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TRANSPORTATION										
North Bay	6.8	6.8	7.4	7.8	7.7	8.2	8.4	8.6	9.3	8.7
East Bay	30.2	29.3	27.8	29.1	29.8	31.8	31.8	31.7	31.7	33.2
South Bay	39.4	45.0	45.6	44.7	44.3	43.6	43.8	44.3	44.6	44.9
San Francisco	23.5	18.9	19.2	18.4	18.2	16.4	16.0	15.4	14.4	13.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
COMMUNICATION/UTILITIES										
North Bay	9.0	10.6	10.8	9.2	9.6	8.4	8.4	8.6	8.5	8.4
East Bay	30.5	42.2	40.0	41.6	40.2	40.0	38.1	37.7	38.0	36.7
South Bay	24.6	21.9	22.3	23.1	24.1	24.6	23.9	24.0	24.7	25.0
San Francisco	36.0	25.3	26.9	26.0	26.0	26.9	29.7	29.7	28.7	30.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
AGRICULTURE										
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: City and County of San Francisco Planning Department
California Employment Development Department

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1999
Percentage Change

CATEGORY/Subregion	1985-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
F.I.R.E.										
North Bay	18.3	3.3	5.3	3.8	-7.4	-2.8	2.9	2.8	1.6	-3.3
East Bay	21.6	5.7	2.1	-3.4	-7.2	-1.3	4.6	1.3	3.3	0.2
South Bay	9.8	-1.5	1.5	-3.7	-4.0	3.4	3.3	4.6	2.2	9.6
San Francisco	-10.0	-4.9	-1.7	-1.6	-2.2	2.4	5.1	5.7	0.1	11.3
Regional Total	5.2	-0.2	1.0	-2.0	-4.8	1.0	4.2	3.9	1.7	5.8
GOVERNMENT										
North Bay	6.1	-0.3	-3.2	-1.4	-2.5	4.0	-2.6	1.9	3.4	3.9
East Bay	9.3	0.8	0.0	0.0	-0.1	-1.0	0.7	-0.4	2.4	1.6
South Bay	9.6	-1.2	-0.5	0.0	-1.0	-1.1	0.5	-0.2	3.7	1.8
San Francisco	4.9	-4.8	-3.8	-3.8	-2.9	-0.4	1.0	-3.8	2.3	-3.8
Regional Total	8.0	-1.1	-1.4	-0.9	-1.3	-0.1	0.2	-0.6	2.9	1.0
SERVICES										
North Bay	42.1	-0.6	2.9	0.9	8.2	2.2	6.1	3.0	5.5	27.6
East Bay	33.7	0.4	3.5	2.1	6.0	3.4	5.1	4.6	3.9	25.2
South Bay	19.7	3.3	4.2	0.3	11.4	7.4	6.6	4.5	4.4	39.1
San Francisco	10.7	0.1	-0.1	-2.1	2.2	5.6	4.2	5.8	3.4	23.1
Regional Total	23.5	1.3	2.9	0.3	7.5	5.3	5.7	4.6	4.2	30.3
RETAIL										
North Bay	22.6	-1.7	3.7	1.2	2.7	2.4	0.9	1.4	3.0	10.8
East Bay	9.2	-4.8	0.7	-0.7	0.1	0.2	1.4	1.7	3.4	6.9
South Bay	5.9	-2.7	0.6	0.6	3.3	3.5	4.5	1.5	3.4	17.3
San Francisco	1.8	-5.3	-0.3	1.5	1.8	3.4	5.9	2.5	4.0	18.8
Regional Total	8.8	-3.6	1.0	0.4	1.9	2.3	3.1	1.7	3.4	13.0
MANUFACTURING										
North Bay	7.6	5.7	0.0	2.6	8.5	3.2	7.8	8.2	4.3	36.3
East Bay	9.7	-0.3	-5.9	-1.9	7.0	6.1	4.3	2.6	-4.3	16.2
South Bay	-6.1	-5.5	-1.9	-2.6	2.2	6.6	3.9	3.0	-4.9	11.0
San Francisco	-8.3	-3.9	0	-3.0	-0.8	-0.8	-1.1	-1.1	-7.0	-10.6
Regional Total	-2.1	-3.3	-2.5	-2.0	3.7	5.6	4.0	3.1	-3.9	12.8
CONSTRUCTION/MINING										
North Bay	37.5	-5.0	-8.7	0.0	8.1	0.4	12.7	2.7	17.0	47.1
East Bay	9.9	-2.9	-0.5	-2.3	0.5	7.9	8.2	8.5	17.0	48.8
South Bay	0.0	-4.9	-5.1	2.7	6.3	14.4	15.2	9.2	8.6	66.1
San Francisco	-4.2	-13.2	-3.4	1.8	4.3	9.1	12.1	8.1	10.6	52.6
Regional Total	8.9	-5.1	-3.9	0.2	4.2	8.8	11.9	7.7	13.2	54.7
WHOLESALE TRADE										
North Bay	33.1	-0.6	-6.3	6.7	6.3	0.6	6.4	5.5	-9.4	8.7
East Bay	22.5	-3.3	-3.2	2.0	2.5	4.1	7.0	4.2	9.5	30.4
South Bay	16.1	-5.5	-5.7	0.0	5.2	5.5	6.7	-0.3	-0.7	17.1
San Francisco	-24.3	-10.9	-5.5	0.0	2.2	-3.5	-0.5	-2.3	-0.9	-4.9
Regional Total	10.2	-5.2	-4.9	1.3	4.0	3.3	5.8	1.6	1.9	17.5
TRANSPORTATION										
North Bay	13.1	8.7	6.7	0.0	10.0	4.5	6.5	9.2	-3.7	28.8
East Bay	10.7	-6.4	7.1	3.3	10.3	2.3	3.1	1.4	7.4	26.8
South Bay	30.4	0.2	0.0	0.0	2.0	2.8	4.8	2.0	3.1	15.4
San Francisco	-8.0	0.5	-2.1	-0.5	-6.3	-0.6	-0.6	-5.1	-6.0	-17.5
Regional Total	14.2	-1.9	-4.6	-5.5	1.3	2.2	3.5	1.3	2.5	13.9
COMMUNICATION/ UTILITIES										
North Bay	7.7	0.0	-14.3	0.0	-15.0	2.0	7.7	3.6	-1.7	-5.0
East Bay	26.2	-6.8	3.8	-7.4	-3.2	-2.5	4.2	4.9	-3.1	0.0
South Bay	-18.5	0.0	3.4	0.0	-0.7	-0.7	6.1	6.8	1.4	13.3
San Francisco	-36.0	4.8	-3.4	-4.1	0.6	12.9	5.4	0.5	4.6	25.9
Regional Total	-8.8	-1.7	-0.2	-4.2	-2.7	2.5	5.3	3.9	0.3	9.5
AGRICULTURE										
Regional Total	4.8	0.0	4.5	0.0	-7.0	4.7	3.6	-0.9	5.2	5.2

TABLE 2.3.4
BAY AREA
EMPLOYMENT
BY INDUSTRY
GROUP AND
SUBREGION

PERCENTAGE
CHANGE

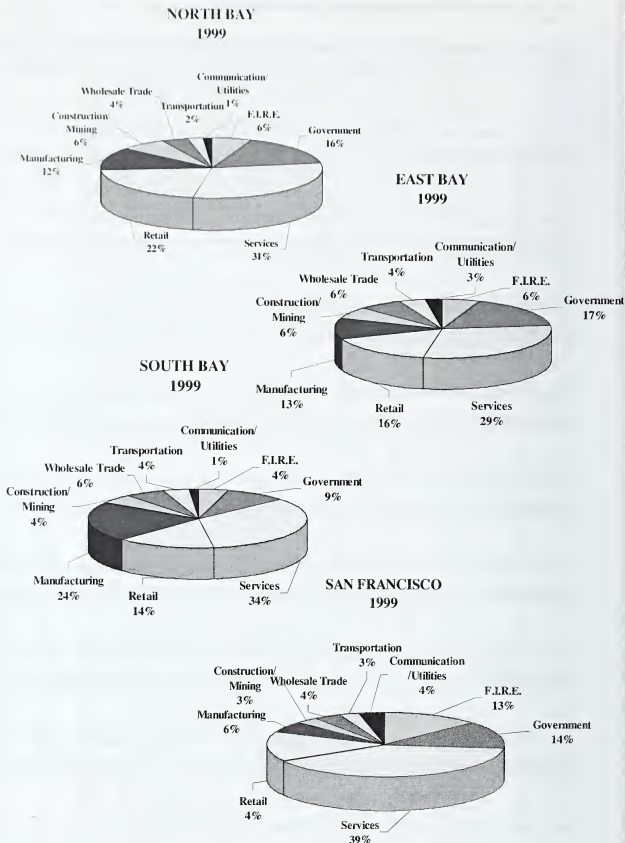
Source: City and County of San Francisco Planning Department
California Employment Development Department

GRAPHS 2.3.1

BAY AREA
NON-FARM
EMPLOYMENT
BY INDUSTRY
GROUP AND
SUBREGION

PERCENTAGE
DISTRIBUTION

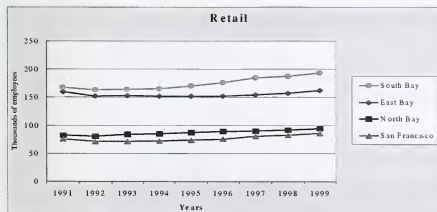
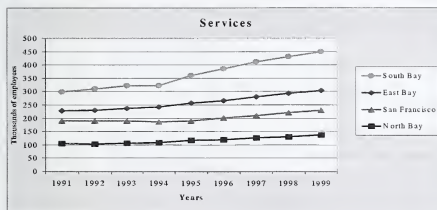
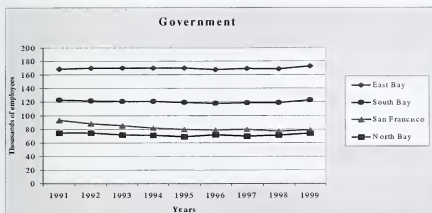
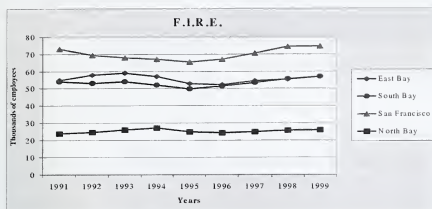
1999



Source: City and County of San Francisco Planning Department
California Employment Development Department

GRAPHS 2.3.2

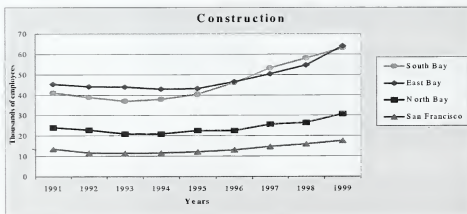
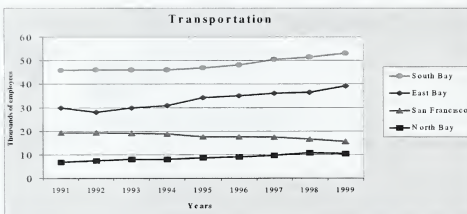
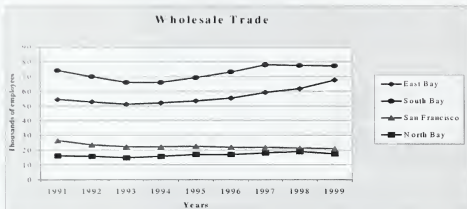
BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION



Source: City and County of San Francisco Planning Department
California Employment Development Department

GRAPHS 2.3.2

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION



Source: City and County of San Francisco Planning Department
California Employment Development Department

3.0 EMPLOYMENT IN SAN FRANCISCO

Chapter 3.0 provides information about employment trends in San Francisco from 1986 to 1999. Job quantity and growth are major indicators of San Francisco's economic vitality. The employment data presented in this chapter are from the California Employment Development Department (EDD). They are based on payroll jobs in San Francisco. The data are annual averages based on quarterly raw data from the Employment Development Department. It is important to recognize that these data differ from the benchmark data provided by EDD on its Internet Web page (<http://www.calmis.cahwnet.gov>). The latter figures omit private household employment data (SIC 88) and are adjusted throughout the year.

Employment as reported in this section is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons during the years discussed in this chapter. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. Someone holding more than one job is counted separately for each job. These data do not include unpaid family workers, the self-employed, volunteers, or persons involved in trade disputes.

Government employment numbers have been redistributed into the Office, Industrial and Cultural/Institutional Land Use Activities for the years 1996 through 1999. Prior to 1996 some, but not all, government jobs already appeared as more specific Land Use Activities. Since the Government category is not, specifically, a Land Use Activity, parsing the remaining jobs into well defined Land Use Activities is a more accurate representation of the data.

Section 3.1 describes San Francisco employment by Land Use Activities from 1986 to 1999. Section 3.2 shows the city's employment trends in further detail by presenting employment information for specific industry groups within each Land Use Activity from 1986 to 1999. The tables in sections 3.1 and 3.2 show annual average number of jobs, annual percentage distributions, and percentage changes.

Section 3.3 presents San Francisco employment in its geographic context. In this section, employment data are shown cross-tabulated by Commerce and Industry (C&I) Districts and Land Use Activity. For a detailed explanation of the Land Use Activity classification, C&I Districts, and SIC codes, refer to the Data Formats section in the Introduction. For both section 3.3 and section 3.4, a very large number of jobs are in the "other" district category. These are jobs purported to be in San Francisco according to county tax records. However, their physical location in San Francisco is unknown.

Section 3.4 includes a table of employees grouped according to the size of the establishment in which they work. These employees are then categorized according to the C&I District in which the establishment is located. The table also includes the percentage distribution of employees in each C&I District and the percentage distribution of employees within each of the four establishment class sizes.

TABLE 3.1.1

EMPLOYMENT BY LAND USE ACTIVITY, 1986-1999

Annual Average (Thousands of Jobs)

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986	179,256	87,391	140,106	14,532	94,252	34,631	1,332	551,500
1987	178,085	87,821	135,232	15,662	97,362	34,818	2,421	551,400
1988	181,035	87,329	131,644	17,688	98,018	35,353	1,233	552,300
1989	185,794	88,560	127,215	16,259	100,682	35,453	1,936	555,900
1990	186,988	87,738	125,620	17,741	104,347	34,938	1,629	559,000
1991	176,692	84,946	122,692	18,446	107,242	35,678	1,104	546,800
1992	169,441	79,654	118,023	17,824	108,370	32,600	988	526,900
1993	170,378	80,050	114,411	17,297	105,323	32,722	1,319	521,500
1994	168,607	79,625	114,918	17,961	106,809	33,400	1,472	522,800
1995	165,559	84,124	116,418	18,580	111,915	31,518	1,605	529,719
1996	189,879	85,651	120,096	18,176	128,705	**	464	542,971
1997	194,017	89,043	121,706	18,918	133,490	**	900	558,074
1998	203,512	94,220	124,071	19,498	134,816	**	39	576,156
1999	210,619	96,133	121,465	19,599	143,290	**	41	591,148

Percentage Distribution by Land Use Activity

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986	32.5	15.8	25.4	2.6	17.1	6.3	0.2	100.0
1987	32.3	15.9	24.5	2.8	17.7	6.3	0.4	100.0
1988	32.8	15.8	23.8	3.2	17.7	6.4	0.2	100.0
1989	33.4	15.9	22.9	2.9	18.1	6.4	0.3	100.0
1990	33.5	15.7	22.5	3.2	18.7	6.3	0.3	100.0
1991	32.3	15.5	22.4	3.4	19.6	6.5	0.2	100.0
1992	32.2	15.1	22.4	3.4	20.6	6.2	0.2	100.0
1993	32.7	15.3	21.9	3.3	20.2	6.3	0.3	100.0
1994	32.3	15.2	22.0	3.4	20.4	6.4	0.3	100.0
1995	31.3	15.9	22.0	3.5	21.1	5.9	0.3	100.0
1996	35.0	15.8	22.1	3.3	23.7	**	0.1	100.0
1997	34.8	16.0	21.8	3.4	23.9	**	0.2	100.0
1998	35.3	16.4	21.5	3.4	23.4	**	0.0	100.0
1999	35.6	16.3	20.5	3.3	24.2	**	0.0	100.0

Percentage Change by Land Use Activity

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986-87	-0.7	0.5	-3.5	7.8	3.3	0.5	81.8	0.0
1987-88	1.7	-0.6	-2.7	12.9	0.7	1.5	-49.1	0.2
1988-89	2.6	1.4	-3.4	-8.1	2.7	0.3	57.0	0.7
1989-90	0.6	-0.9	-1.3	9.1	3.6	-1.5	-15.9	0.6
1990-91	-5.5	-3.2	-2.3	4.0	2.8	2.1	-32.2	-2.2
1991-92	-4.1	-6.2	-3.8	-3.4	1.1	-8.6	-10.5	-3.6
1992-93	0.6	0.5	-3.1	-3.0	-2.8	0.4	33.5	-1.0
1993-94	-1.0	-0.5	0.4	3.8	1.4	2.1	11.6	0.2
1994-95	-1.8	5.7	1.3	3.4	4.8	-5.6	9.1	1.3
1995-96	*	1.8	*	-2.2	*	*	*	2.5
1996-97	2.2	4.0	1.3	4.1	3.7	*	*	2.8
1997-98	4.9	5.8	1.9	3.1	1.0	*	*	3.2
1998-99	3.5	2.0	-2.1	0.5	6.3	*	*	2.6
1994-99	*	20.7	*	9.1	*	*	*	13.1

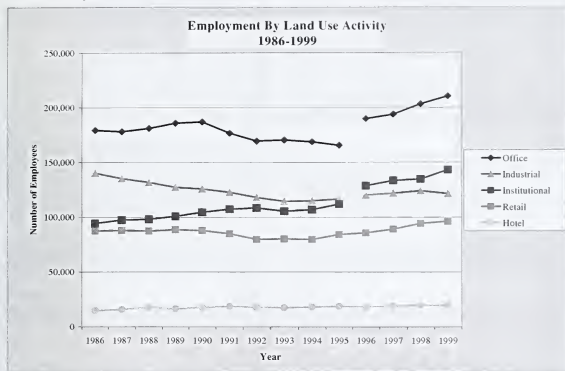
**As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not comparable.

Source: City and County of San Francisco Planning Department
California Employment Development Department

EMPLOYMENT BY LAND USE ACTIVITY

Annual Average

GRAPH 3.1.1

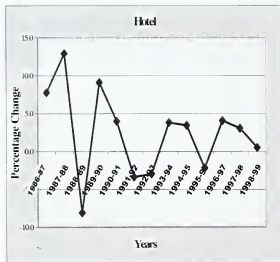
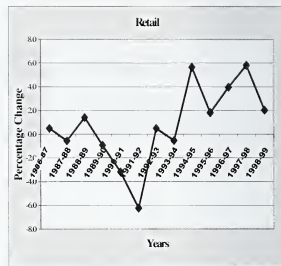
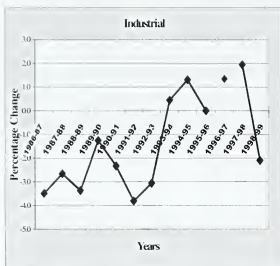
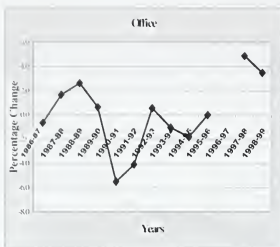


**As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not compatible.

Source: City and County of San Francisco Planning Department
California Employment Development Department

GRAPHS 3.1.2

EMPLOYMENT ANNUAL GROWTH RATES BY LAND USE ACTIVITY 1986-1999



**As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not compatible.

Source: City and County of San Francisco Planning Department
California Employment Development Department

OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1986-1999

TABLE 3.2.1

Number of Jobs

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Agriculture	2,783	2,441	1,820	1,613	1,824	1,809	1,834	1,956	2,125	1,786	1,993	1,615	1,460	1,811
Finance	52,083	48,031	44,683	42,943	42,135	40,605	38,975	37,982	37,196	39,224	41,032	44,780	49,454	50,177
Insurance	21,034	20,696	20,656	19,235	18,144	18,380	18,746	18,028	16,961	16,658	15,929	16,356	16,083	15,101
Real Estate	11,612	11,842	12,419	13,063	13,433	14,786	11,894	11,656	12,253	9,953	10,069	10,296	10,953	10,793
Office Services	76,610	77,873	82,120	88,464	90,644	81,744	79,930	83,460	83,999	81,456	91,055	91,668	96,289	103,077
Legal	15,134	17,203	19,338	20,475	20,807	19,367	18,061	17,297	16,074	16,482	16,420	16,062	16,494	16,769
Public Admin	*	*	*	*	*	*	*	*	*	*	*	*	*	*
TOTAL	179,255	178,084	181,035	185,794	186,988	176,692	169,441	170,378	168,606	165,559	189,879	194,017	203,512	210,619

Annual Percentage Distribution

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Agriculture	1.6	1.4	1.0	0.9	1.0	1.0	1.1	1.1	1.3	1.1	1.0	0.8	0.7	0.9
Finance	29.1	27.0	24.7	23.1	22.5	23.0	23.0	22.3	22.1	23.7	21.6	23.1	24.3	23.8
Insurance	11.7	11.6	11.4	10.4	9.7	10.4	11.1	10.6	10.1	10.1	8.4	8.4	7.9	7.2
Real Estate	6.5	6.6	6.9	7.0	7.2	8.4	7.0	6.8	7.3	6.0	5.3	5.3	5.4	5.1
Office Services	42.7	43.7	45.4	47.6	48.5	46.3	47.2	49.0	49.8	49.2	48.0	47.2	47.3	48.9
Legal	8.4	9.7	10.7	11.0	11.1	11.0	10.7	10.2	9.5	10.0	8.6	8.3	8.1	8.0
Public Admin	*	*	*	*	*	*	*	*	*	*	*	7.0	6.8	6.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-99
Agriculture	-12.3	-25.5	-11.3	13.1	-0.8	1.4	6.6	8.6	-15.9	11.6	-19.0	-9.6	24.1	-14.7
Finance	-7.8	-7.0	-3.9	-1.9	-3.6	-4.0	-2.5	-2.1	5.5	4.6	9.1	10.4	1.5	34.9
Insurance	-1.6	-0.2	-6.9	-5.7	1.3	2.0	-3.8	-5.9	-1.8	-4.4	2.7	-1.7	-6.1	-11.0
Real Estate	2.0	4.9	5.2	2.8	10.1	-19.6	-2.0	5.1	-18.8	1.2	2.3	6.4	-1.5	-11.9
Office Services	1.6	5.5	7.7	2.5	-9.8	-2.2	4.4	0.6	-3.0	11.8	0.7	5.0	7.0	22.7
Legal	13.7	12.4	5.9	1.6	-6.9	-6.7	-4.2	-7.1	2.5	-0.4	-2.2	2.7	1.7	4.3
Public Admin	*	*	*	*	*	*	*	*	*	*	-1.0	-3.5	0.9	*
TOTAL	-0.7	1.7	2.6	0.6	-5.5	-4.1	0.6	-1.0	-0.7	*	2.2	4.9	3.5	*

Note: Agriculture includes the following 2-digit SIC classifications:

- 01 Agricultural Production--Crops
- 02 Agricultural Production--Livestock & Animals
- 07 Agricultural Services
- 10 Metal Mining
- 13 Oil & Gas Extraction

Finance includes the following 2-digit SIC classifications:

- 60 Banking
- 61 Credit Agencies other than banks
- 62 Security & Commodity Brokers
- 67 Holding & Other Investment Offices

Real Estate includes the following 2-digit SIC classifications:

- 65 Real Estate

Office Services includes the following 2-digit SIC classifications:

- 47 Transportation Services
- 73 Business Services
- 87 Engineer, Account, Research, & Management Services
- 89 Miscellaneous Services

Legal includes the following 2-digit SIC classifications:

- 81 Legal Services

Insurance includes the following 2-digit SIC classifications:

- 63 Insurance Carriers
- 64 Insurance Agents, Brokers

Note: *As of 1996, applicable Public Administration jobs (formerly part of the Government Land Use category) are included in the Office Land Use category

Source: City and County of San Francisco Planning Department
California Employment Development Department

Number of Jobs

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Department	7,700	7,824	7,924	7,889	8,129	7,692	6,572	5,915	4,956	4,863	5,302	5,162	4,219	4,216
Food Stores	7,978	7,907	8,165	8,516	7,999	8,222	7,993	7,654	7,623	8,005	8,280	8,487	8,555	9,238
Apparel Stores	7,404	7,188	7,968	9,101	9,214	8,992	8,503	8,920	8,585	8,819	8,311	8,721	9,077	9,354
Restaurants	32,761	32,840	31,336	31,999	31,305	31,715	29,835	31,304	31,965	34,427	35,131	37,024	39,770	40,601
Other Retail	20,068	20,190	20,563	20,949	20,789	19,107	17,367	16,515	16,895	18,285	16,091	16,744	19,814	19,432
Services & Repairs	11,481	11,871	11,372	10,105	10,302	9,217	9,383	9,741	9,601	9,725	12,536	12,905	12,785	13,292
TOTAL	87,391	87,821	87,329	88,560	87,738	84,946	79,654	80,050	79,625	84,124	85,651	89,043	94,220	96,133

Annual Percentage Distribution

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Department	8.8	8.9	9.1	8.9	9.3	9.1	8.3	7.4	6.2	5.8	6.2	5.8	4.5	4.4
Food Stores	9.1	9.0	9.4	9.6	9.1	9.7	10.0	9.6	9.6	9.5	9.7	9.5	9.1	9.6
Apparel Stores	8.5	8.2	9.1	10.3	10.5	10.6	10.7	11.1	10.8	10.5	9.7	9.8	9.6	9.7
Restaurants	37.5	37.4	35.9	36.1	35.7	37.3	37.5	39.1	40.1	40.9	41.0	41.6	42.2	42.2
Other Retail	23.0	23.0	23.5	23.7	23.7	22.5	21.8	20.6	21.2	21.7	18.8	18.8	21.0	20.2
Services & Repairs	13.1	13.5	13.0	11.4	11.7	10.9	11.8	12.2	12.1	11.6	14.6	14.5	13.6	13.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
Department	1.6	1.3	-0.4	3.0	-5.4	-14.6	-10.0	-16.2	-1.9	9.0	-2.6	-18.3	-0.1	-14.9
Food Stores	-0.9	3.3	4.3	-6.1	2.8	-2.8	-4.2	-0.4	5.0	3.4	2.5	0.8	8.0	21.2
Apparel Stores	-2.9	10.8	14.2	1.2	-2.4	-5.4	4.9	-3.8	2.7	-5.8	4.9	4.1	3.0	9.0
Restaurants	0.2	-4.6	2.1	-2.2	1.3	-5.9	4.9	2.1	7.7	2.0	5.4	7.4	2.1	27.0
Other Retail	0.6	1.8	1.9	-0.8	-8.1	-9.1	-4.9	2.3	8.2	-12.0	4.1	18.3	-1.9	15.0
Services & Repairs	3.4	-4.2	-11.1	1.9	-10.5	1.8	3.8	-1.4	1.3	28.9	2.9	-0.9	4.0	38.4
TOTAL	0.5	-0.6	1.4	-0.9	-3.2	-6.2	0.5	-0.5	5.7	1.8	4.0	5.8	2.0	20.7

Note:

Department includes the following 2-digit SIC classifications:

53 General Merchandise Stores

Food stores includes the following 2-digit SIC classifications:

54 Food Stores

Apparel stores includes the following 2-digit SIC classifications:

56 Apparel and Accessory Stores

Restaurants includes the following 2-digit SIC classifications:

58 Eating and Drinking Places

Other Retail includes the following 2-digit SIC classifications:

52 Building Materials and Garden Supplies

57 Furniture and Home Furnishings

59 Miscellaneous Retail

Services & Repairs includes the following 2-digit SIC classifications:

55 Automotive Dealers and Service Stations

72 Personal Services

75 Auto Repair, Services, and Garages

76 Miscellaneous Repair Services

INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS 1986-1999

TABLE 3.2.3

Number of Jobs

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Construction	15,229	15,741	15,018	14,141	15,066	14,104	11,585	11,246	11,112	12,239	13,142	14,814	16,213	17,069
Transportation	25,517	25,626	25,025	24,165	24,453	27,531	26,924	26,208	26,666	26,857	25,897	25,660	25,053	24,040
Public Utilities	10,735	9,835	9,377	8,983	9,069	9,498	9,527	8,941	8,604	10,326	10,450	11,801	12,192	11,880
Communication	13,089	10,982	10,013	9,142	9,911	9,054	10,082	9,994	10,438	9,310	9,430	9,934	10,782	11,745
Wholesale	34,881	32,095	31,641	31,435	29,568	24,672	23,484	21,901	21,949	23,740	22,956	22,042	22,006	21,124
Food Processing	7,076	6,938	5,839	4,992	4,386	4,986	4,857	4,971	4,067	3,432	3,653	3,756	3,077	2,935
Apparel Mfg	11,652	12,252	12,965	13,034	13,906	14,057	14,094	14,600	14,704	14,631	15,023	14,754	14,056	12,680
Printing	9,265	9,296	9,992	10,038	9,001	8,910	8,195	8,538	8,883	8,006	8,341	8,452	8,829	8,529
Other Ind.	12,663	12,466	11,775	11,284	10,260	9,880	9,274	8,011	8,496	7,877	11,205	10,493	11,863	11,464
TOTAL	140,106	135,232	131,644	127,215	125,620	122,692	118,023	114,411	114,918	116,418	120,096	121,706	124,071	121,465

Annual Percentage Distribution

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Construction	10.9	11.6	11.4	11.1	12.0	11.5	9.8	9.8	9.7	10.5	10.9	12.2	13.1	14.1
Transportation	18.2	18.9	19.0	19.0	19.5	22.4	22.8	22.9	23.2	23.1	21.6	21.1	20.2	19.8
Public Utilities	7.7	7.3	7.1	7.1	7.2	7.7	8.1	7.8	7.5	8.9	8.7	9.7	9.8	9.8
Communication	9.3	8.1	7.6	7.2	7.9	7.4	8.5	8.7	9.1	8.0	7.9	8.2	8.7	9.7
Wholesale	24.9	23.7	24.0	24.7	23.5	20.1	19.9	19.1	19.1	20.4	19.1	18.1	17.74	17.39
Food Processing	5.1	5.1	4.4	3.9	3.5	4.1	4.1	4.3	3.5	2.9	3.0	3.1	2.5	2.4
Apparel Mfg	8.3	9.1	9.8	10.2	11.1	11.5	11.9	12.8	12.8	12.6	12.5	12.1	11.3	10.4
Printing	6.6	6.9	7.6	7.9	7.2	7.3	6.9	7.5	7.7	6.9	6.9	6.9	7.1	7.0
Other	9.0	9.2	8.9	8.9	8.2	8.1	7.9	7.0	7.4	6.8	9.3	8.6	9.56	9.44
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
Construction	3.4	-4.6	-5.8	6.5	-6.4	-17.9	-2.9	-1.2	10.1	7.4	12.7	9.4	5.3	53.6
Transportation	0.4	-2.3	-3.4	1.2	12.6	-2.2	-2.7	1.7	0.7	-3.6	-0.9	-2.4	-4.0	-9.8
Public Utilities	-8.4	-4.7	-4.2	1.0	4.7	0.3	-6.2	-3.8	20.0	1.2	12.9	3.3	-2.6	38.1
Communication	-16.1	-8.8	-8.7	8.4	-8.6	11.4	-0.9	4.4	-10.8	1.3	5.3	8.5	8.9	12.5
Wholesale	-8.0	-1.4	-0.7	-5.9	-16.6	-4.8	-6.7	0.2	8.2	-3.3	-4.0	-0.2	-4.0	-3.8
Food Processing	-2.0	-15.8	-14.5	-12.1	13.7	-2.6	2.4	-18.2	-15.6	6.4	2.8	-18.1	-4.6	-27.8
Apparel Mfg	5.2	5.8	0.5	6.7	1.1	0.3	3.6	0.7	-0.5	2.7	-1.8	-4.7	-9.8	-13.8
Printing	0.3	7.5	0.5	-10.3	-1.0	-8.0	4.2	4.0	-9.9	4.2	1.3	4.5	-3.4	-4.0
Other	-1.6	-5.5	-4.2	-9.1	-3.7	-6.1	-13.6	6.1	-7.3	**	-6.4	13.1	-3.4	**
TOTAL	-3.5	-2.7	-3.4	-1.3	-2.3	-3.8	-3.1	0.4	1.3	**	1.3	1.9	-2.1	**

Note:

Construction includes the following 2-digit SIC classifications:
 15 Building Constrn-General Building Contractors
 16 Heavy Construction other than Residential
 17 Construction- special Trade Contractors

Transportation includes the following 2-digit SIC classifications:
 37 Transportation Equipment
 41 Local and Interurban Passenger Transit
 42 Trucking and Warehousing
 44 Water Transportation
 45 Transportation By Air

Public Utilities includes the following 2-digit SIC classifications:
 49 Electric, Gas, and Sanitary Services

Communication includes the following 2-digit SIC classifications:
 48 Communications

Wholesale includes the following 2-digit SIC classifications:
 50 Wholesale Trade-Durable Goods
 51 Wholesale Trade-Non Durable Goods

Food Processing includes the following 2-digit SIC classifications:
 20 Food and Kindred Products

Apparel Mfg includes the following 2-digit SIC classifications:

22 Textile Mill Products
 23 Apparel and Other Textile Products

Printing includes the following 2-digit SIC classifications:
 27 Printing and Publishing

Other includes the following 2-digit SIC classifications:
 09 Fishing, Hunting, and Trapping
 24 Lumber and Wood Products
 25 Furniture and Fixtures
 26 Paper and Allied Products
 28 Chemicals and Allied Products
 29 Petroleum/Refining Related Industries
 30 Rubber and Miscellaneous Plastics Products
 31 Leather and Leather Products
 32 Stone/Clay/Glass/Concrete Products
 33 Primary Metal Industries
 34 Fabricated Metal Products
 35 Machinery, except Electrical
 36 Electrical/Electronic Machinery Equipment
 38 Instruments and Related Products
 39 Miscellaneous Manufacturing Industries
 Public Agencies

Note: *As of 1995, applicable Public Agency jobs (formerly part of the Government Land Use category) are included in the Industrial Land Use category

Source: City and County of San Francisco Planning Department
 California Employment Development Department

CULTURAL INSTITUTIONAL EMPLOYMENT BY INDUSTRY GROUPS, 1986-1999

TABLE 3.2.4

Number of Jobs

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Film & Recreation	9,108	9,988	10,513	10,605	10,927	10,475	10,188	10,957	11,259	13,060	12,984	13,808	13,439	14,155
Health Services	33,782	35,310	34,384	35,089	35,739	37,326	40,154	36,576	36,146	35,914	34,887	35,558	35,874	37,063
Educational Services	30,675	30,751	30,735	31,089	32,223	32,732	32,842	31,828	33,114	34,617	37,149	38,922	38,279	41,657
Social Services	7,976	7,805	8,659	9,172	10,738	11,137	10,791	11,530	12,186	13,549	13,899	14,409	14,925	15,891
Public Agencies	*	*	*	*	*	*	*	*	*	*	13,822	13,923	14,290	14,650
Other CIE	12,710	13,508	13,726	14,727	14,719	15,573	14,395	14,431	14,105	14,775	15,965	16,870	18,009	19,874
TOTAL	94,252	97,362	98,018	100,682	104,347	107,242	108,370	105,323	106,809	111,915	128,705	133,490	134,816	143,290

Annual Percentage Distribution

Industry Groups	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Film & Recreation	9.7	10.3	10.7	10.5	10.5	9.8	9.4	10.4	10.5	11.7	10.1	10.3	10.0	9.9
Health Services	35.8	36.3	35.1	34.9	34.3	34.8	37.1	34.7	33.8	32.1	27.1	26.6	26.6	25.9
Educational Services	32.5	31.6	31.4	30.9	30.9	30.5	30.3	30.2	31.0	30.9	28.9	29.2	28.4	29.1
Social Services	8.5	8.0	8.8	9.1	10.3	10.4	10.0	10.9	11.4	12.1	10.8	10.8	11.1	11.1
Public Agencies	*	*	*	*	*	*	*	*	*	*	10.7	10.4	10.6	10.2
Other	13.5	13.9	14.0	14.6	14.1	14.5	13.3	13.7	13.2	13.2	12.4	12.6	13.4	13.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
Film & Recreation	9.7	5.3	0.9	3.0	-4.1	-2.7	7.5	2.8	16.0	-0.6	6.4	-2.7	5.3	25.7
Health Services	4.5	-2.6	2.0	1.9	4.4	7.6	-8.9	-1.2	-0.6	-2.9	1.9	0.9	3.3	2.5
Educational Services	0.2	-0.1	1.1	3.6	1.6	0.3	-3.1	4.0	4.5	7.3	4.8	-1.7	8.8	25.8
Social Services	-2.1	10.9	5.9	17.1	3.7	-3.1	6.9	5.7	11.2	2.6	3.7	3.6	6.5	30.4
Public Agencies	*	*	*	*	*	*	*	*	*	*	0.7	2.6	2.5	*
Other	6.3	1.6	7.3	-0.1	5.8	-7.6	0.2	-2.3	4.7	8.1	5.7	6.8	10.4	40.9
TOTAL	3.3	0.7	2.7	3.6	2.8	1.1	-2.8	1.4	4.8	*	3.7	1.0	6.3	34.2

Note

Film & Recreation includes the following 2-digit SIC classifications:

78 Motion Pictures

79 Amusement & Recreation Services

Health Services includes the following 2-digit SIC classifications:

80 Health Services

Educational Services includes the following 2-digit SIC classifications:

82 Educational Services

Social Services includes the following 2-digit SIC classifications:

83 Social Services

Other includes the following 2-digit SIC classifications:

84 Museums, Botanical, Zoological Gardens

86 Membership Organization

88 Private Households

Public Agencies

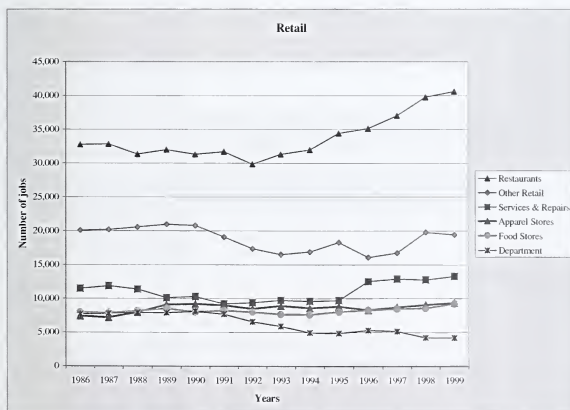
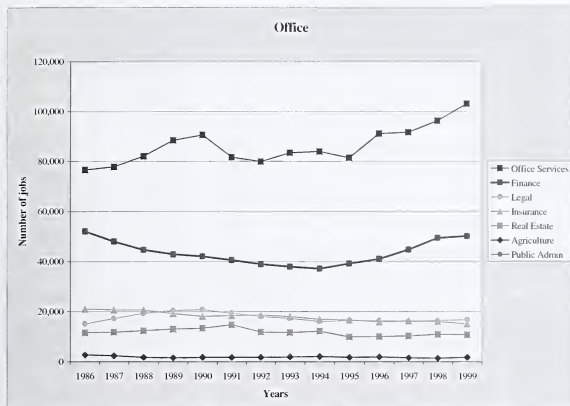
9 A portion of the remaining Government jobs

Note: *As of 1996, applicable Public Agency jobs (formerly part of the Government Land Use category) are included in the Cultural/Institutional Land Use category.

Source: City and County of San Francisco Planning Department
California Employment Development Department

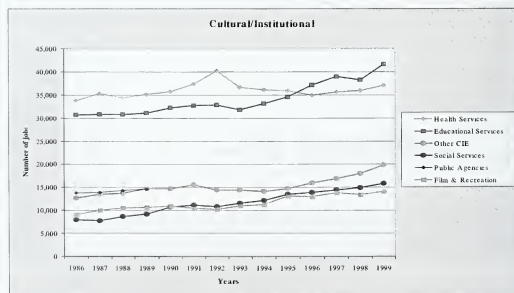
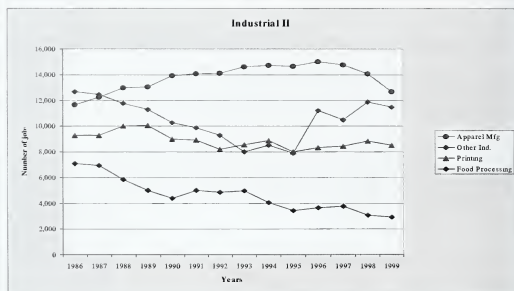
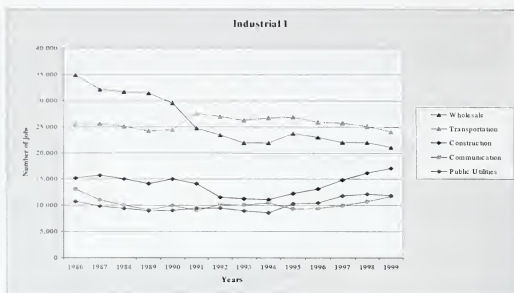
GRAPHS 3.2.1

OFFICE AND RETAIL LAND USES' EMPLOYMENT BY INDUSTRY 1986-1999



***As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not compatible.
 Source: City and County of San Francisco Planning Department
 California Employment Development Department

GRAPHS 3.2.2
INDUSTRIAL
AND
CULTURAL
LAND USES'
EMPLOYMENT
BY INDUSTRY
1986-1999



Source City and County of San Francisco Planning Department
 California Employment Development Department

EMPLOYMENT BY COMMERCE & INDUSTRY DISTRICT, 1999

TABLE 3.3.1

Land Use	Office	Retail	Industrial	Hotel Other	Cultural/ Institutional	TOTAL
Bayview	1,955	3,025	19,220	4	1,663	25,868
Civic Center	4,940	8,557	1,424	6,063	17,054	38,038
Financial	120,388	18,455	30,553	6,074	13,641	189,114
Mission	1,758	3,956	4,405	25	3,025	13,169
North Beach	3,521	7,687	2,541	932	2,471	17,152
North Central	3,695	9,055	1,281	819	33,946	46,696
Northwest	2,452	5,321	1,214	24	10,279	19,290
SOMA	28,172	14,161	40,419	2,744	28,516	114,012
Southwest	5,449	13,328	4,508	152	10,156	33,591
Van Ness	3,232	5,430	1,534	1,518	4,926	16,640
Other	35,180	7,161	14,361	1,285	17,594	75,581
TOTAL	210,619	96,133	121,465	19,641	143,290	591,148

Percentage Distribution by C&I District

Land Use	Office	Retail	Industrial	Hotel Other	Cultural/ Institutional	TOTAL
Bayview	0.9	3.1	15.8	0.0	7.2	2.4
Civic Center	2.3	8.9	1.2	30.9	11.9	6.4
Financial	57.2	19.2	25.2	30.9	9.5	32.0
Mission	0.8	4.1	3.6	0.1	2.1	2.2
North Beach	1.7	8.0	2.1	4.7	1.7	2.9
North Central	1.7	9.4	1.1	4.2	23.7	8.2
Northwest	1.2	5.5	1.0	0.1	7.2	3.3
SOMA	13.4	14.7	33.3	14.0	19.9	19.3
Southwest	2.6	13.9	3.7	0.8	7.1	5.7
Van Ness	1.5	5.6	1.3	7.7	3.4	2.8
Other	16.7	7.4	11.8	6.5	12.3	12.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use

Land Use	Office	Retail	Industrial	Hotel Other	Cultural/ Institutional	TOTAL
Bayview	7.5	11.7	74.3	0.0	6.5	100.0
Civic Center	13.0	22.5	3.7	15.9	44.8	100.0
Financial	63.7	9.8	16.2	3.2	7.2	100.0
Mission	13.3	30.0	33.4	0.2	23.0	100.0
North Beach	20.5	44.8	14.8	5.4	14.4	100.0
North Central	7.4	18.6	2.6	1.7	69.7	100.0
Northwest	12.7	27.6	6.3	0.1	53.3	100.0
SOMA	24.7	12.4	35.5	2.4	25.0	100.0
Southwest	16.2	39.7	13.4	0.5	30.2	100.0
Van Ness	19.4	32.6	9.2	9.1	29.6	100.0
Other	46.5	9.5	19.0	1.7	23.3	100.0
TOTAL	35.6	16.3	20.5	3.3	24.2	100.0

Source: City and County of San Francisco Planning Department;
California Employment Development Department.

TABLE 3.4.1**Number of Employees by Size Class**

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	888	1,646	2,860	4,165	3,030	4,301	1,403	7,573		25,866
Civic Center	1,713	1,728	2,334	4,165	2,432	5,306	2,524	5,064	12,772	38,038
Financial	7,356	8,929	13,507	23,549	23,291	32,094	23,134	32,017	25,237	189,114
Mission	1,435	1,688	2,105	3,505	2,029	2,408		0	0	13,169
North Beach	1,314	1,583	2,306	4,029	2,908	2,678	2,334		0	17,152
North Central	2,914	3,041	4,095	5,828	3,505	3,615	2,012	23,686		48,696
North West	2,287	2,095	2,662	2,715	1,432	2,708		5,392		19,290
SOMA	3,831	5,687	8,625	16,290	11,680	15,746	11,580	8,024	32,548	114,012
South West	5,201	4,823	5,520	6,401	3,412	4,597	3,637		0	33,591
Van Ness	1,895	1,737	2,559	3,495	2,252	2,623	2,081		0	16,640
Other Zip Codes	8,609	3,268	5,467	10,872	8,787	11,477	7,490	4,375	15,236	75,581
TOTAL	37,443	36,224	52,039	85,013	64,759	*	*	*	*	591,149

Percentage Distribution by Size Class

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	3.4	6.4	11.1	16.1	11.7	16.6	5.4	29.3		100.0
Civic Center	4.5	4.5	6.1	10.9	6.4	13.9	6.6	13.3	33.6	100.0
Financial	3.9	4.7	7.1	12.5	12.3	17.0	12.2	16.9	13.3	100.0
Mission	10.9	12.8	16.0	26.6	15.4	18.3		0.0	0.0	100.0
North Beach	7.7	9.2	13.4	23.5	17.0	15.6	13.6		0.0	100.0
North Central	6.0	6.2	8.4	12.0	7.2	7.4	4.1	48.6		100.0
North West	11.9	10.9	13.8	14.1	7.4	14.0		27.9		100.0
SOMA	3.4	5.0	7.6	14.3	10.2	13.8	10.2	7.0	28.5	100.0
South West	15.5	14.4	16.4	19.1	10.2	13.7	10.8		0.0	100.0
Van Ness	11.4	10.4	15.4	21.0	13.5	15.8	12.5		0.0	100.0
Other Zip Codes	11.4	4.3	7.2	14.4	11.6	15.2	9.9	5.8	20.2	100.0
TOTAL	6.3	6.1	8.8	14.4	11.0	*	*	*	*	100.0

Percentage Distribution by C&I District

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	2.4	4.5	5.5	4.9	4.7	*	*	*		4.4
Civic Center	4.6	4.8	4.5	4.9	3.8	*	*	*	*	6.4
Financial	19.6	24.6	26.0	27.7	36.0	*	*	*	*	32.0
Mission	3.8	4.7	4.0	4.1	3.1	*		*	*	2.2
North Beach	3.5	4.4	4.4	4.7	4.5	*	*		*	2.9
North Central	7.8	8.4	7.9	6.9	5.4	*	*	*		8.2
North West	6.1	5.8	5.1	3.2	2.2	*		*		3.3
SOMA	10.2	15.7	16.6	19.2	18.0	*	*	*	*	19.3
South West	13.9	13.3	10.6	7.5	5.3	*	*		*	5.7
Van Ness	5.1	4.8	4.9	4.1	3.5	*	*		*	2.8
Other Zip Codes	23.0	9.0	10.5	12.8	13.6	*	*	*	*	12.8
TOTAL	100.0	100.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0	100.0

Source: City and County of San Francisco Planning Department
California Employment Development Department

4.0

ESTABLISHMENTS

Chapter 4.0 provides information on the number and distribution of business establishments located in San Francisco. The information is based on 1999 data from the Office of the Tax Collector, City and County of San Francisco. Prior to 1995, San Francisco business establishments data came from the Bureau of the Census, County Business Patterns; therefore, the number of establishments reported in the inventories since then are not directly comparable to those in previous inventories.

In this chapter, San Francisco business establishments are presented by Land Use Activity and by Commerce and Industry (C&I) District. For a detailed explanation of the Land Use Activity classification and C&I Districts, refer to the Introduction, Data Formats section.

The Tax Collector's data presented in this chapter report the number of locations in San Francisco where business is conducted or where services or industrial operations are performed. A single company or owner may conduct operations or services at multiple locations, all of which are included in these data.

These data are derived from business tax statements filed by businesses located in San Francisco. San Francisco business tax is a tax on the gross receipts of businesses located in San Francisco. The gross receipts of a business is the total amount charged or received for all sales of goods or services performed.

These data were gathered based on principal business code and ownership type, which were translated into Standard Industrial Classification (SIC) codes and Land Use Activity. Not included in these data are San Francisco businesses that are exempt from paying local business tax. All banks and insurance companies, government agencies, and various non-profit organizations are exempt from local business tax, and therefore are not included in these data. Also not included are businesses that are required to, but have not filed taxes.

Section 4.1 shows the number and distribution of San Francisco business establishments cross-tabulated by Land Use Activity and C&I District. The Land Use Activity classification Residential is not included in Table 4.1.1. The tables in Section 4.2 show establishments in more detail. Each table represents one of the following four Land Use Activities: Office, Retail, Industrial, and Cultural/Institutional. Within each table, San Francisco establishments are presented by industry groups and by C&I District. The industry groups are classified by SIC codes at the two-digit level. All tables show the number of establishments, percentage distribution by C&I District, and percentage distribution by industry. Lastly, Section 4.3 contains a table of the number of establishments in each C&I District, according to the number of employees in that firm. The results reflect a major presence of small businesses in San Francisco.

TABLE 4.1.1

ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY

1999

Number of Establishments

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	638	450	752	6	52	1	1,899
Civic Center	979	964	206	206	223	2	2,580
Financial	5,303	2,146	703	266	494	18	8,930
Mission	1,310	1,222	451	59	245	6	3,293
North Beach	866	1,024	185	74	139	2	2,290
North Central	2,313	1,830	457	116	773	7	5,496
Northwest	1,587	1,253	546	47	605	6	4,044
SOMA	2,906	1,829	1,322	130	174	8	6,369
Southwest	4,348	3,332	1,937	145	925	12	10,699
Van Ness	1,270	1,070	245	125	303	2	3,015
TOTAL	21,520	15,120	6,804	1,174	3,933	64	48,615

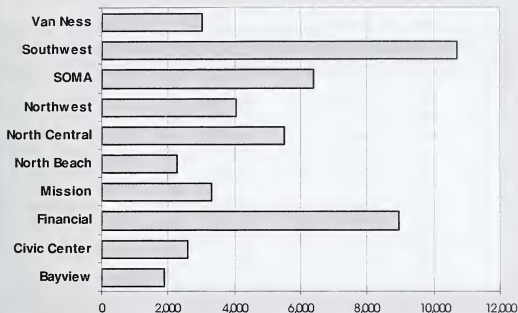
C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	3.0	3.0	11.1	0.5	1.3	1.6	3.9
Civic Center	4.5	6.4	3.0	17.5	5.7	3.1	5.3
Financial	24.6	14.2	10.3	22.7	12.6	28.1	18.4
Mission	6.1	8.1	6.6	5.0	6.2	9.4	6.8
North Beach	4.0	6.8	2.7	6.3	3.5	3.1	4.7
North Central	10.7	12.1	6.7	9.9	19.7	10.9	11.3
Northwest	7.4	8.3	8.0	4.0	15.4	9.4	8.3
SOMA	13.5	12.1	19.4	11.1	4.4	12.5	13.1
Southwest	20.2	22.0	28.5	12.4	23.5	18.8	22.0
Van Ness	5.9	7.1	3.6	10.6	7.7	3.1	6.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	33.6	23.7	39.6	0.3	2.7	0.1	100.0
Civic Center	37.9	37.4	8.0	8.0	8.6	0.1	100.0
Financial	59.4	24.0	7.9	3.0	5.5	0.2	100.0
Mission	39.8	37.1	13.7	1.8	7.4	0.2	100.0
North Beach	37.8	44.7	8.1	3.2	6.1	0.1	100.0
North Central	42.1	33.3	8.3	2.1	14.1	0.1	100.0
Northwest	39.2	31.0	13.5	1.2	15.0	0.1	100.0
SOMA	45.6	28.7	20.8	2.0	2.7	0.1	100.0
Southwest	40.6	31.1	18.1	1.4	8.6	0.1	100.0
Van Ness	42.1	35.5	8.1	4.1	10.0	0.1	100.0
TOTAL	44.3	31.1	14.0	2.4	8.1	0.1	100.0

Residential has been removed as a Land Use Activity since the 1996 inventory because it did not contain actual business establishments

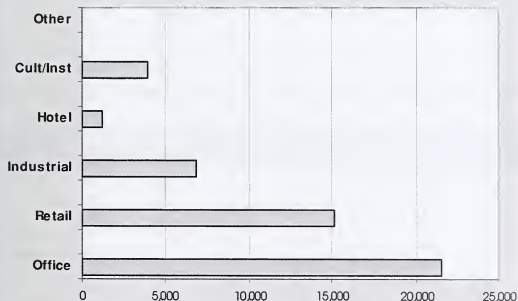
Source City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

Establishments by Commerce & Industry District, 1999



GRAPH 4.1.2.A
ESTABLISHMENTS
BY
COMMERCE
AND
INDUSTRY
DISTRICT
1998

Establishments by Land Use Activity, 1999



GRAPH 4.1.2.B
ESTABLISHMENTS
BY LAND USE
ACTIVITY
1998

Source City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.1

OFFICE ESTABLISHMENTS BY COMMERCE & INDUSTRY DISTRICT AND INDUSTRY GROUP

1999

Number of Establishments

C&I Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	Total
Bayview	17	8	91	447	2	19	27	27	638
Civic Center	9	2	150	552	121	44	41	60	979
Financial	18	8	863	2,604	979	327	352	152	5,303
Mission	28	4	174	926	19	42	29	88	1,310
North Beach	2	2	213	459	47	52	28	63	866
North Central	14	3	398	1,425	82	46	81	264	2,313
Northwest	10	1	221	1,038	26	47	81	163	1,587
SOMA	100	8	361	1,935	79	191	110	122	2,906
Southwest	35	13	573	2,913	82	96	173	464	4,349
Van Ness	41	3	271	675	73	44	55	108	1,270
Total	274	52	3,315	12,974	1,510	908	977	1,511	21,521

C&I Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	Total
Bayview	6.2	15.4	2.7	3.4	0.1	2.1	2.8	1.8	3.0
Civic Center	3.3	3.8	4.5	4.3	8.0	4.8	4.2	4.0	4.5
Financial	6.6	15.4	26.0	20.1	64.8	36	36	10.1	24.6
Mission	10.2	7.7	5.2	7.1	1.3	4.6	3.0	5.8	6.1
North Beach	0.7	3.8	6.4	3.5	3.1	5.7	2.9	4.2	4.0
North Central	5.1	5.8	12.0	11.0	5.4	5.1	8.3	17.5	10.7
Northwest	3.6	1.9	6.7	8.0	1.7	5.2	8.3	10.8	7.4
SOMA	36.5	15.4	10.9	14.9	5.2	21.0	11.3	8.1	13.5
Southwest	12.8	25.0	17.3	22.5	5.4	10.6	17.7	30.7	20.2
Van Ness	15.0	5.8	8.2	5.2	4.8	4.8	5.6	7.1	5.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	Total
Bayview	2.7	1.3	14.3	70.1	0.3	3.0	4.2	4.2	100.0
Civic Center	0.9	0.2	15.3	56.4	12.4	4.5	4.2	6.1	100.0
Financial	0.3	0.2	16.3	49.1	18.5	6.2	6.6	2.9	100.0
Mission	2.1	0.3	13.3	70.7	1.5	3.2	2.2	6.7	100.0
North Beach	0.2	0.2	24.6	53.0	5.4	6.0	3.2	7.3	100.0
North Central	0.6	0.1	17.2	61.6	3.5	2.0	3.5	11.4	100.0
Northwest	0.6	0.1	13.9	65.4	1.6	3.0	5.1	10.3	100.0
SOMA	3.4	0.3	12.4	66.6	2.7	6.6	3.8	4.2	100.0
Southwest	0.8	0.3	13.2	67.0	1.9	2.2	4.0	10.7	100.0
Van Ness	3.2	0.2	21.3	53.1	5.7	3.5	4.3	8.5	100.0
TOTAL	1.3	0.2	15.4	60.3	7.0	4.2	4.5	7.0	100.0

Source: City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

RETAIL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP

TABLE 4.2.2

1999

Number of Establishments

C&I Districts	Dept. Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	22	28	8	47	239	45	50	11	450
Civic Center	38	50	34	250	377	144	69	2	964
Financial	75	101	91	450	935	339	149	6	2,146
Mission	49	121	26	247	475	245	44	15	1,222
North Beach	44	92	45	242	459	99	42	1	1,024
North Central	60	122	79	341	735	447	39	7	1,830
Northwest	44	86	24	238	541	283	23	14	1,253
SOMA	74	81	59	340	869	230	164	12	1,829
Southwest	140	233	81	548	1,403	795	80	52	3,332
Van Ness	34	78	27	232	393	223	77	6	1,070
Total	580	992	474	2,935	6,426	2,850	737	126	15,120

C&I Districts	Dept. Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	3.8	2.8	1.7	1.6	3.7	1.6	6.8	8.7	3.0
Civic Center	6.6	5.0	7.2	8.5	5.9	5.1	9.4	1.6	6.4
Financial	12.9	10.2	19.2	15.3	14.6	11.9	20.2	4.8	14.2
Mission	8.4	12.2	5.5	8.4	7.4	8.6	6.0	11.9	8.1
North Beach	7.6	9.3	9.5	8.2	7.1	3.5	5.7	0.8	6.8
North Central	10.3	12.3	16.7	11.6	11.4	15.7	5.3	5.6	12.1
Northwest	7.6	8.7	5.1	8.1	8.4	9.9	3.1	11.1	8.3
SOMA	12.8	8.2	12.4	11.6	13.5	8.1	22.3	9.5	12.1
Southwest	24.1	23.5	17.1	18.7	21.8	27.9	10.9	41.3	22.0
Van Ness	5.9	7.9	5.7	7.9	6.1	7.8	10.4	4.8	7.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Dept. Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	4.9	6.2	1.8	10.4	53.1	10.0	11.1	2.4	100.0
Civic Center	3.9	5.2	3.5	25.9	39.1	14.9	7.2	0.2	100.0
Financial	3.5	4.7	4.2	21.0	43.6	15.8	6.9	0.3	100.0
Mission	4.0	9.9	2.1	20.2	38.9	20.0	3.6	1.2	100.0
North Beach	4.3	9.0	4.4	23.6	44.8	9.7	4.1	0.1	100.0
North Central	3.3	6.7	4.3	18.6	40.2	24.4	2.1	0.4	100.0
Northwest	3.5	6.9	1.9	19.0	43.2	22.6	1.8	1.1	100.0
SOMA	4.0	4.4	3.2	18.6	47.5	12.6	9.0	0.7	100.0
Southwest	4.2	7.0	2.4	16.4	42.1	23.9	2.4	1.6	100.0
Van Ness	3.2	7.3	2.5	21.7	36.7	20.8	7.2	0.6	100.0
TOTAL	3.8	6.6	3.1	19.4	42.5	18.8	4.9	0.8	100.0

Source: City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.3

INDUSTRIAL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP

1999

Number of Establishments

C&I Districts	Construc.	Food	Apparel	Pmtg. Pub.	Other Mfg.	Transp.	Utilities Comm.	Wholesale Trade	TOTAL
Bayview	319	9	2	5	86	66	3	262	752
Civic Center	34	7	3	1	38	19	3	101	206
Financial	65	11	4	16	96	49	57	405	703
Mission	211	11	8	6	58	21	3	133	451
North Beach	45	11	5	2	22	6	3	91	185
North Central	161	5	4	4	79	30	2	172	457
Northwest	262	11	5	5	64	15	3	181	546
SOOMA	262	11	28	12	209	74	23	703	1,322
Southwest	1,124	23	10	6	185	78	11	500	1,937
Van Ness	65	5	2	2	28	20	10	113	245
Total	2,548	104	71	59	865	378	118	2,661	6,804

C&I Districts	Construc.	Food	Apparel	Pmtg. Pub.	Other Mfg.	Transp.	Utilities Comm.	Wholesale Trade	TOTAL
Bayview	12.5	8.7	2.8	8.5	9.9	17.5	2.5	9.8	11.1
Civic Center	1.3	6.7	4.2	1.7	4.4	5.0	2.5	3.8	3.0
Financial	2.6	10.6	5.6	27.1	11.1	13.0	48.3	15.2	10.3
Mission	8.3	10.6	11.3	10.2	6.7	5.6	2.5	5.0	6.6
North Beach	1.8	10.6	7.0	3.4	2.5	1.6	2.5	3.4	2.7
North Central	6.3	4.8	5.6	6.8	9.1	7.9	1.7	6.5	6.7
Northwest	10.3	10.6	7.0	8.5	7.4	4.0	2.5	6.8	8.0
SOOMA	10.3	10.6	39.4	20.3	24.2	19.6	19.5	26.4	19.4
Southwest	44.1	22.1	14.1	10.2	21.4	20.6	9.3	18.8	28.5
Van Ness	2.6	4.8	2.8	3.4	3.2	5.3	8.5	4.2	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Construc.	Food	Apparel	Pmtg. Pub.	Other Mfg.	Transp.	Utilities Comm.	Wholesale Trade	TOTAL
Bayview	42.4	1.2	0.3	0.7	11.4	8.8	0.4	34.8	100.0
Civic Center	16.5	3.4	1.5	0.5	18.4	9.2	1.5	49.0	100.0
Financial	9.2	1.6	0.6	2.3	13.7	7.0	8.1	57.6	100.0
Mission	46.8	2.4	1.8	1.3	12.9	4.7	0.7	29.5	100.0
North Beach	24.3	5.9	2.7	1.1	11.9	3.2	1.6	49.2	100.0
North Central	35.2	1.1	0.9	0.9	17.3	6.6	0.4	37.6	100.0
Northwest	48.0	2.0	0.9	0.9	11.7	2.7	0.5	33.2	100.0
SOOMA	19.8	0.8	2.1	0.9	15.8	5.6	1.7	53.2	100.0
Southwest	58.0	1.2	0.5	0.3	9.6	4.0	0.6	25.8	100.0
Van Ness	26.5	2.0	0.8	0.8	11.4	8.2	4.1	46.1	100.0
TOTAL	37.4	1.5	1.0	0.9	12.7	5.6	1.7	39.1	100.0

Source City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

**CULTURAL/INSTITUTIONAL ESTABLISHMENTS BY
C&I DISTRICT AND INDUSTRY GROUP, 1999**
Number of Establishments

TABLE 4.2.4

C&I Districts	Motion Picture	Amusement	Health Svcs.	Educ. Svcs.	Social Svcs.	Member Org.	TOTAL
Bayview	3	13	13	8	14	1	52
Civic Center	12	22	164	17	8	0	223
Financial	26	22	390	43	12	1	494
Mission	22	49	144	20	10	0	245
North Beach	22	30	75	7	4	1	139
North Central	28	63	600	31	51	0	773
Northwest	21	48	451	38	47	0	605
SOMA	30	53	57	27	5	2	174
Southwest	47	114	615	78	69	2	925
Van Ness	22	33	224	9	14	1	303
Total	233	447	2,733	278	234	8	3,933

C&I Districts	Motion Picture	Amusement	Health Svcs.	Educ. Svcs.	Social Svcs.	Member Org.	TOTAL
Bayview	1.3	2.9	0.5	2.9	6.0	12.5	1.3
Civic Center	5.2	4.9	6.0	6.1	3.4	0.0	5.7
Financial	11.2	4.9	14.3	15.5	5.1	12.5	12.6
Mission	9.4	11.0	5.3	7.2	4.3	0.0	6.2
North Beach	9.4	6.7	2.7	2.5	1.7	12.5	3.5
North Central	12.0	14.1	22.0	11.2	21.8	0.0	19.7
Northwest	9.0	10.7	16.5	13.7	20.1	0.0	15.4
SOMA	12.9	11.9	2.1	9.7	2.1	25.0	4.4
Southwest	20.2	25.5	22.5	28.1	29.5	25.0	23.5
Van Ness	9.4	7.4	8.2	3.2	6.0	12.5	7.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Motion Picture	Amusement	Health Svcs.	Educ. Svcs.	Social Svcs.	Member Org.	TOTAL
Bayview	5.8	25.0	25.0	15.4	26.9	1.9	100.0
Civic Center	5.4	9.9	73.5	7.6	3.6	0.0	100.0
Financial	5.3	4.5	78.9	8.7	2.4	0.2	100.0
Mission	9.0	20.0	58.8	8.2	4.1	0.0	100.0
North Beach	15.8	21.6	54.0	5.0	2.9	0.7	100.0
North Central	3.6	8.2	77.6	4.0	6.6	0.0	100.0
Northwest	3.5	7.9	74.5	6.3	7.8	0.0	100.0
SOMA	17.2	30.5	32.8	15.5	2.9	1.1	100.0
Southwest	5.1	12.3	66.5	8.4	7.5	0.2	100.0
Van Ness	7.3	10.9	73.9	3.0	4.6	0.3	100.0
Total	5.9	11.4	69.5	7.1	5.9	0.2	100.0

Source City and County of San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.3.1

ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND ESTABLISHMENT SIZE CLASS

Number of Establishments by Size Class

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	526	248	213	139	45	30	5	4	
Civic Center	1,032	276	174	139	36	33	8	8	3
Financial	4,838	1,378	1,016	779	342	221	70	47	9
Mission	976	268	158	124	28	17			
North Beach	898	242	176	131	44	17	5		
North Central	2,256	478	308	201	52	24	6	8	
Northwest	1,643	334	201	98	21	19		7	
SOMA	2,406	868	645	539	177	106	37	11	12
Southwest	3,730	751	423	224	51	32	9		
Van Ness	1,312	272	191	116	33	16	5		
Other	9,903	507	397	360	137	75	23	7	5
TOTAL	29,520	5,622	3,901	2,850	965		878		

Percentage Distribution by Size Class

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	43.5	20.5	17.6	11.5	3.7	2.5	0.4	0.3	
Civic Center	60.3	16.1	10.2	8.1	2.1	1.9	0.5	0.5	0.2
Financial	55.6	15.8	11.7	9.0	3.9	2.5	0.8	0.5	0.1
Mission	62.1	17.1	10.1	7.9	1.8	1.1			
North Beach	59.4	16.0	11.6	8.7	2.9	1.2	0.3		
North Central	67.7	14.4	9.2	6.0	1.6	0.7	0.2	0.2	
Northwest	70.7	14.4	8.6	4.2	0.9	0.8		0.3	
SOMA	50.1	18.1	13.4	11.2	3.7	2.2	0.8	0.2	0.2
Southwest	71.5	14.4	8.1	4.3	1.0	0.6	0.2		
Van Ness	67.4	14.0	9.8	6.0	1.7	0.8	0.3		
Other	86.8	4.4	3.5	3.2	1.2	0.7	0.2	0.1	0.0

Percentage Distribution by C&I District

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	1.8	4.4	5.5	4.9	4.6	*	*	*	
Civic Center	3.5	4.9	4.5	4.9	3.8	*	*	*	*
Financial	16.4	24.5	26.0	27.3	35.5	*	*	*	*
Mission	3.3	4.8	4.1	4.3	2.9			*	
North Beach	3.0	4.3	4.5	4.6	4.6	*	*		
North Central	7.6	8.5	7.9	7.1	5.4	*	*	*	
Northwest	5.6	5.9	5.1	3.4	2.2	*		*	
SOMA	8.2	15.4	16.5	18.9	18.3	*	*	*	*
Southwest	12.6	13.4	10.8	7.8	5.3	*	*		
Van Ness	4.4	4.8	4.9	4.1	3.4	*	*		
Other	33.5	9.0	10.2	12.6	14.2	*	*	*	*

Source City and County of San Francisco Planning Department
California Employment Development Department

5.0

REVENUES

This chapter presents information about trends in money transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic prosperity in monetary terms. The chapter is divided into four sections, each relating to a key source of revenue in the city's economy such as retail sales and permits, annual wages, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1986 to 1999, using data supplied by the California Employment Development Department. Section 5.2 presents the State Board of Equalization's reported trends in San Francisco's taxable retail sales and sales tax permits from 1986 to 1999. Section 5.3 reports city government revenues and expenditures from fiscal year 1985/86 to fiscal year 1998/99. These data come from the City Controller's office. Finally, section 5.4 reports businesses' gross receipts by Land Use Activity and C&I District for 1999, using data provided by the San Francisco Office of the Tax Collector. The tables in each section report each indicator's quantity in specific units, annual percentage distribution, and percentage change.

The data are presented, where possible, by Land Use Activity and by Commerce and Industry Districts. For a detailed explanation of the Land Use Activity classification system and C&I Districts, refer to the Data Formats section of the Introduction.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments were made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments were made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics, where 1982-84 is the reference year.

5.1 WAGES BY LAND USE ACTIVITY, 1986 TO 1999

Section 5.1 describes total annual earnings received by persons for work in San Francisco, by Land Use Activity from 1986 to 1999. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The measure of total annual wages is prepared by the California Employment Development Department (EDD). It includes each employee's total salaries and wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data.

This section complements Chapter 3.0, Employment. The employment and wage data in this inventory are derived from the same source, and both data sets are organized by Land Use Activity. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

TABLE 5.1.1

TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1986-1999
Current Millions of Dollars

Land Use	Cultural/							TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other	
1986	6,019	1,352	4,374	240	2,018	1,005	29	15,038
1987	6,454	1,405	4,367	273	2,197	1,055	32	15,784
1988	7,665	1,453	4,412	303	2,288	1,089	29	17,239
1989	7,906	1,502	4,403	299	2,447	1,164	45	17,765
1990	8,614	1,563	4,540	343	2,720	1,247	37	19,063
1991	8,096	1,598	4,469	375	3,006	1,383	26	18,952
1992	8,432	1,570	4,492	351	2,778	2,009	38	19,669
1993	8,882	1,599	4,550	381	3,229	1,384	38	20,063
1994	8,696	1,625	4,520	395	3,297	1,416	44	19,992
1995	8,530	1,628	4,873	418	3,481	1,546	47	20,524
1996	10,474	1,738	5,410	434	4,417	*	10	22,482
* 1997	11,761	1,919	5,812	472	4,845	*	2	24,811
1998	13,502	2,169	6,168	514	4,955	*	1	27,309
1999	15,852	2,309	6,372	521	5,343	*	1	30,397

*As of 1996, Government figures have been allocated among the remaining land use categories.

Source San Francisco Planning Department
California Employment Development Department

TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1986-1999

Constant Millions of Dollars

Adjusted for Inflation (CPI-U, 1982-84=100)

TABLE 5.1.2

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986	5,394	1,212	3,919	215	1,809	901	26	13,475
1987	5,593	1,217	3,784	237	1,904	915	28	13,677
1988	6,361	1,206	3,662	251	1,899	904	24	14,306
1989	6,255	1,188	3,483	237	1,936	921	36	14,054
1990	6,521	1,183	3,437	260	2,059	944	28	14,431
1991	5,871	1,159	3,241	272	2,180	1,003	19	13,743
1992	5,917	1,102	3,153	246	1,949	1,410	26	13,803
1993	6,071	1,093	3,110	261	2,207	946	26	13,713
1994	5,848	1,093	3,039	265	2,217	952	30	13,445
1995	5,627	1,074	3,214	276	2,296	1,020	31	13,538
1996	6,753	1,120	3,488	280	2,848	*	7	14,495
1997	7,333	1,196	3,623	295	3,020	*	1	15,468
1998	8,158	1,310	3,727	311	2,994	*	1	16,501
1999	9,190	1,339	3,694	302	3,097	*	0	17,622

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986	40.0	9.0	29.1	1.6	13.4	6.7	0.2	100.0
1987	40.9	8.9	27.7	1.7	13.9	6.7	0.2	100.0
1988	44.5	8.4	25.6	1.8	13.3	6.3	0.2	100.0
1989	44.5	8.5	24.8	1.7	13.8	6.6	0.3	100.0
1990	45.2	8.2	23.8	1.8	14.3	6.5	0.2	100.0
1991	42.7	8.4	23.6	2.0	15.9	7.3	0.1	100.0
1992	42.9	8.0	22.8	1.8	14.1	10.2	0.2	100.0
1993	44.3	8.0	22.7	1.9	16.1	6.9	0.2	100.0
1994	43.5	8.1	22.6	2.0	16.5	7.1	0.2	100.0
1995	41.6	7.9	23.7	2.0	17.0	7.6	0.2	100.0
1996	46.6	7.7	24.1	1.9	19.6	*	0.0	100.0
1997	47.4	7.7	23.4	1.9	19.5	*	0.0	100.0
1998	49.4	7.9	22.6	1.9	18.1	*	0.0	100.0
1999	52.1	7.6	21.0	1.7	17.6	*	0.0	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1986-87	3.7	0.5	-3.4	9.8	5.3	1.5	9.6	1.5
1987-88	13.7	-0.9	-3.2	6.2	-0.3	-1.2	-14.0	4.6
1988-89	-1.7	-1.5	-4.9	-5.8	2.0	1.9	47.8	-1.8
1989-90	4.2	-0.4	-1.3	9.9	6.4	2.5	-21.9	2.7
1990-91	-10.0	-2.1	-5.7	4.5	5.9	6.2	-32.4	-4.8
1991-92	0.8	-4.9	-2.7	-9.4	-10.6	40.6	39.9	0.4
1992-93	2.6	-0.8	-1.4	5.9	13.2	-32.9	-2.2	-0.6
1993-94	-3.7	0.0	-2.3	1.9	0.4	0.7	14.5	-2.0
1994-95	-3.8	-1.7	5.8	4.0	3.6	7.1	4.8	0.7
1995-96	*	*	*	*	*	*	*	7.1
1996-97	8.6	6.8	3.9	5.2	6.1	*	-85.5	6.7
1997-98	11.3	9.5	2.9	5.5	-0.9	*	-35.7	6.7
1998-99	12.6	2.2	-0.9	-2.8	3.5	*	-49.3	6.8

*As of 1996, Government figures have been allocated among the remaining land use categories

Source: San Francisco Planning Department
California Employment Development Department

GRAPH 5.1.1

TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1986-1999

Constant Millions of Dollars
Adjusted for Inflation (CPI-U, 1982-84=100)



Source San Francisco Planning Department
California Employment Development Department

5.2 TAXABLE SALES AND PERMITS, 1986 TO 1999

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 1986 to 1999. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone) public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

GRAPH 5.2.1

TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1999

Current Millions of Dollars
(based on 1st, 2nd and 3rd quarters)**TABLE 5.2.1**

TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1999

Current Millions of Dollars
(based on 1st, 2nd and 3rd quarters)

Type of Business	Amount
Apparel Stores	697
Auto Dealers & Supplies	377
Bldg. Materials	294
Drug Stores	186
Eating & Drinking Places	1,717
Food Stores	390
General Merchandise	988
Home Furn. & Appliances	562
Other Retail Stores	1,914
Packaged Liquor Stores	77
Service Stations	356
TOTAL	7,559

GRAPH 5.2.2

Constant Millions of Dollars

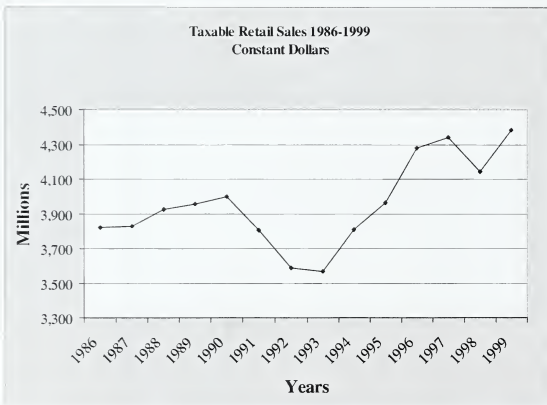
Source: San Francisco Planning Department
California State Board of Equalization

TABLE 5.2.2

TAXABLE RETAIL SALES BY TYPE OF BUSINESS 1986-1999

Constant Millions of Dollars Adjusted for Inflation (CPI-U, 1982-84=100)

Type of Business	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Apparel Stores	410	408	394	425	435	435	426	421	441	400	422	448	414	404
Auto Dealers & Supplies	319	269	249	229	240	202	124	171	170	192	218	219	216	219
Bldg. Materials	167	169	166	165	159	145	131	132	132	130	142	149	157	170
Drug Stores	103	104	104	107	105	108	112	100	96	93	103	102	104	108
Eating & Drinking Places	830	853	852	836	832	812	797	802	818	825	927	938	960	995
Food Stores	244	252	237	232	230	252	266	228	218	212	234	230	226	226
General Merchandise	437	442	516	542	507	459	431	431	485	520	513	513	501	573
Home Furn. & Appliances	191	168	170	193	202	192	183	184	200	213	224	259	286	326
Other Retail Stores	911	936	977	983	1,017	984	901	907	956	967	1,032	1,085	1,072	1,110
Packaged Liquor Stores	51	54	49	45	43	39	38	34	32	36	37	43	43	44
Service Stations	162	173	211	201	228	178	178	159	260	377	425	351	164	206
TOTAL	3,822	3,827	3,925	3,958	3,998	3,805	3,588	3,567	3,808	3,965	4,279	4,339	4,143	4,362

Annual Percentage Distribution By Type of Business

Type of Business	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Apparel Stores	10.7	10.6	10.0	10.7	10.9	11.4	11.9	11.8	11.6	10.1	9.9	10.3	10.0	9.2
Auto Dealers & Supplies	8.4	7.0	6.3	5.8	6.0	5.3	3.4	4.8	4.5	4.8	5.1	5.0	5.2	5.0
Bldg. Materials	4.4	4.4	4.2	4.2	4.0	3.8	3.7	3.7	3.5	3.3	3.3	3.4	3.8	3.9
Drug Stores	2.7	2.7	2.7	2.7	2.6	2.8	3.1	2.8	2.5	2.4	2.4	2.4	2.5	2.5
Eating & Drinking Places	21.7	22.3	21.7	21.1	20.8	21.3	22.2	22.5	21.5	20.8	21.7	21.6	23.2	22.7
Food Stores	6.4	6.6	6.0	5.9	5.7	6.6	7.4	6.4	5.7	5.3	5.5	5.3	5.5	5.2
General Merchandise	11.4	11.5	13.2	13.7	12.7	12.1	12.0	12.1	12.7	13.1	12.0	11.8	12.1	13.1
Home Furn. & Appliances	5.0	4.4	4.3	4.9	5.1	5.1	5.2	5.2	5.2	5.4	5.2	6.0	6.9	7.4
Other Retail Stores	23.8	24.5	24.9	24.8	25.4	25.8	25.1	25.4	25.1	24.4	24.1	25.0	25.9	25.3
Packaged Liquor Stores	1.3	1.4	1.2	1.1	1.1	1.0	1.1	1.0	0.8	0.9	0.9	1.0	1.0	1.0
Service Stations	4.2	4.5	5.4	5.1	5.7	4.7	5.0	4.4	6.8	9.5	9.9	8.1	4.0	4.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Type of Business

Type of Business	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
Apparel Stores	-0.5	-3.2	7.7	2.5	-0.2	-2.0	-1.3	4.9	-9.4	5.6	6.1	-7.5	-2.5	-8.4
Auto Dealers & Supplies	-15.9	-7.4	-8.0	4.9	-15.8	-38.7	37.9	-0.3	12.9	13.4	0.5	-1.6	1.4	28.5
Bldg. Materials	1.5	-1.6	-0.9	-3.6	-8.8	-9.4	0.3	0.7	-2.2	10.0	4.9	5.2	8.3	28.6
Drug Stores	1.2	0.3	2.8	-1.8	2.5	4.0	-10.9	-3.6	-2.8	10.3	-0.7	1.7	3.8	12.4
Eating & Drinking Places	2.8	-0.1	-1.8	-0.5	-2.4	-1.8	0.5	2.0	0.9	12.3	1.2	2.3	3.7	21.7
Food Stores	3.6	-6.2	-2.1	-0.7	9.5	5.5	-14.0	-4.6	-2.6	10.3	-1.6	-1.9	-0.1	3.6
General Merchandise	1.1	16.9	5.0	-6.5	-9.4	-6.0	-0.1	12.5	7.3	-1.4	0.0	-2.3	14.3	18.2
Home Furn. & Appliances	-12.3	1.3	13.7	4.7	-4.8	-4.7	0.4	8.5	6.5	5.5	15.6	10.3	13.8	63.1
Other Retail Stores	2.8	4.4	0.6	3.4	-3.3	-8.4	0.7	5.3	1.2	6.7	5.1	-1.2	3.5	16.1
Packaged Liquor Stores	6.7	-9.7	-7.0	-5.6	-8.0	-3.2	-10.9	-5.1	11.9	3.6	15.5	-1.5	4.6	37.8
Service Stations	7.2	21.6	-4.6	13.5	-22.0	0.3	-11.1	64.1	44.7	12.8	-17.4	-53.3	26.0	-20.7
TOTAL	0.1	2.5	0.8	1.0	-4.8	-5.7	-0.6	6.8	4.1	7.9	1.4	-4.5	5.8	15.1

Source San Francisco Planning Department
California State Board of Equalization

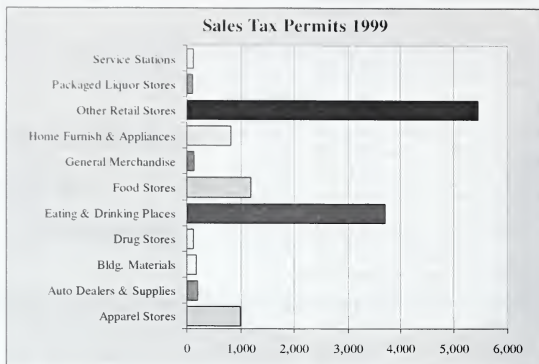
*Note

The overall decline of taxable retail sales is explained by the drop in the Service Stations' sales. This comes as a result of a transfer of sales tax revenue generated by aviation fuel sold at the San Francisco International Airport, from San Francisco to San Mateo in 1995.

GRAPH 5.2.3

SALES TAX PERMITS BY TYPE OF BUSINESS

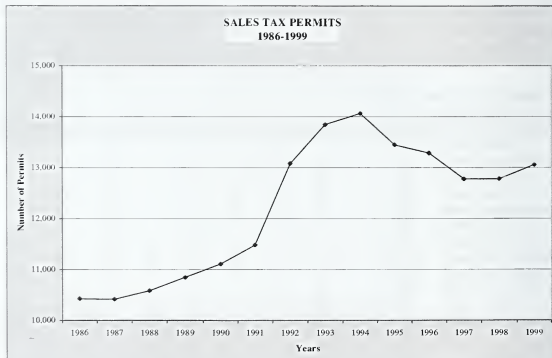
Number of Permits issued as of August, 1999



GRAPH 5.2.4

SALES TAX PERMITS, 1986-1999

Number of Total Annual Permits



Source San Francisco Planning Department
California State Board of Equalization

SALES TAX PERMITS BY TYPE OF BUSINESS, 1986-1999
Number of Permits (As of second quarter)

TABLE 5.2.3

Type of Business	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Apparel Stores	987	1,016	1,040	1,106	1,145	1,161	1,292	1,361	1,306	1,171	1,088	1,021	997	993
Auto Dealers & Supplies	160	154	152	158	153	160	180	202	206	221	398	225	213	207
Bldg. Materials	206	211	217	205	208	207	226	223	209	190	182	174	177	178
Drug Stores	148	148	151	142	145	142	135	134	130	129	122	118	112	118
Eating & Drinking Places	3,145	3,140	3,201	3,220	3,191	3,208	3,319	3,397	3,453	3,489	3,566	3,640	3,656	3,710
Food Stores	1,390	1,395	1,397	1,369	1,367	1,358	1,389	1,373	1,339	1,335	1,313	1,269	1,248	1,198
General Merchandise	176	178	169	160	142	125	140	162	191	156	266	146	134	140
Home Furnish & Appliances	655	655	623	628	641	683	735	742	767	744	729	736	775	823
Other Retail Stores	3,179	3,162	3,297	3,422	3,798	4,141	5,372	5,974	6,201	5,755	5,383	5,217	5,243	5,462
Packaged Liquor Stores	160	153	147	144	141	136	132	134	129	121	118	108	106	103
Service Stations	221	207	193	292	178	161	160	147	136	139	122	123	120	122
TOTAL	10,427	10,419	10,587	10,846	11,109	11,482	13,080	13,849	14,067	13,450	13,287	12,777	12,781	13,054

Annual Percentage Distribution by Type of Business

Type of Business	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Apparel Stores	9.5	9.8	9.8	10.2	10.3	10.1	9.9	9.8	9.3	8.7	8.2	8.0	7.8	7.6
Auto Dealers & Supplies	1.5	1.5	1.4	1.5	1.4	1.4	1.4	1.5	1.5	1.6	3.0	1.8	1.7	1.6
Bldg. Materials	2.0	2.0	2.0	1.9	1.9	1.8	1.7	1.6	1.5	1.4	1.4	1.4	1.4	1.4
Drug Stores	1.4	1.4	1.4	1.3	1.3	1.2	1.0	1.0	0.9	1.0	0.9	0.9	0.9	0.9
Eating & Drinking Places	30.2	30.1	30.2	29.7	28.7	27.9	25.4	24.5	24.5	25.9	26.8	28.5	28.6	28.4
Food Stores	13.3	13.4	13.2	12.6	12.3	11.8	10.6	9.9	9.5	9.9	9.9	9.9	9.8	9.2
General Merchandise	1.7	1.7	1.6	1.5	1.3	1.1	1.1	1.2	1.4	1.2	2.0	1.1	1.0	1.1
Home Furnish & Appliances	6.3	6.3	5.9	5.8	5.8	5.9	5.6	5.4	5.5	5.5	5.5	5.8	6.1	6.3
Other Retail Stores	30.5	30.3	31.1	31.6	34.2	36.1	41.1	43.1	44.1	42.8	40.5	40.8	41.0	41.8
Packaged Liquor Stores	1.5	1.5	1.4	1.3	1.3	1.2	1.0	1.0	0.9	0.9	0.9	0.8	0.8	0.8
Service Stations	2.1	2.0	1.8	2.7	1.6	1.4	1.2	1.1	1.0	1.0	0.9	1.0	0.9	0.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Type of Business

Type of Business	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
Apparel Stores	2.9	2.4	6.3	3.5	1.4	11.3	5.3	-4.0	-10.3	-7.1	-6.2	-2.4	-0.4	-24.0
Auto Dealers & Supplies	-3.8	-1.3	3.9	-3.2	4.6	12.5	12.2	2.0	7.3	80.1	-43.5	-5.3	-2.8	0.5
Bldg. Materials	2.4	2.8	-5.5	1.5	-0.5	9.2	-1.3	-6.3	-9.1	-4.2	-4.4	1.7	0.6	-14.8
Drug Stores	0.0	2.0	-6.0	2.1	-2.1	-4.9	-0.7	-3.0	-0.8	-5.4	-3.3	-5.1	5.4	-9.2
Eating & Drinking Places	-0.2	1.9	0.6	-0.9	0.5	3.5	2.4	1.6	1.0	2.2	2.1	0.4	1.5	7.4
Food Stores	0.4	0.1	-2.0	-0.1	-0.7	2.3	-1.2	-2.5	-0.3	-1.6	-3.4	-1.7	-4.0	-10.5
General Merchandise	1.1	-5.1	-5.3	-11.3	-12.0	12.0	15.7	17.9	-18.3	70.5	-45.1	-8.2	4.5	-26.7
Home Furnish & Appliances	0.0	-4.9	0.8	2.1	6.6	7.6	1.0	3.4	-3.0	-2.0	1.0	5.3	6.2	7.3
Other Retail Stores	-0.5	4.3	3.8	11.0	9.0	29.7	11.2	3.8	-7.2	-6.5	-3.1	0.5	4.2	-11.9
Packaged Liquor Stores	-4.4	-3.9	-2.0	-2.1	-3.5	-2.9	1.5	-3.7	-6.2	-2.5	-8.5	-1.9	-2.8	-20.2
Service Stations	-6.3	-6.8	51.3	-39.0	-9.6	-0.6	-8.1	-7.5	2.2	-12.2	0.8	-2.4	1.7	-10.3
TOTAL	1.2	-0.1	2.4	2.4	3.4	13.9	5.9	1.6	-4.4	-1.2	-3.8	0.0	2.1	-7.2

Source: San Francisco Planning Department
California State Board of Equalization

5.3 CITY REVENUES AND EXPENDITURES, FISCAL YEARS 1985/1986 TO 1998/1999

Subsection 5.3 presents San Francisco city government revenues and expenditures from fiscal years 1985/86 to 1998/99. The fiscal year ends on June 30th. The data in this subsection are from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. These data concern the general fund, special revenue funds, and debt service funds. Tables 5.3.1 and 5.3.2 describe general governmental revenues by source. Tables 5.3.3 and 5.3.4 describe general governmental expenditures by major function.

During fiscal year 1995/96, the Office of the Controller underwent a major conversion of its financial accounting management information system and as a result reorganized its accounting and budgeting fund structure. Therefore, city revenues and expenditures reported since that fiscal year are not comparable to previous figures.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included in these tables are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

In tables 5.3.1 and 5.3.2 general governmental revenues are presented by major source. These are property taxes, business taxes, other local taxes, intergovernmental, licenses, fines and penalties, interest and investment income, rents and concessions, and charges for services. Table 5.3.1 shows city revenues for fiscal year 1998/99 in thousands of dollars and annual percentage distribution. In tables 5.3.2, the revenues are in constant dollars, with the annual percentage distribution, and percentage change for fiscal years 1989/1990 to 1998/1999.

In tables 5.3.3 and 5.3.4 general governmental expenditures are classified by major function. These include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; and debt service. Table 5.3.3 shows expenditures in thousands of dollars and annual percentage distribution for fiscal year 1998/99. Table 5.3.4 shows expenditures in inflation-adjusted thousands of dollars, annual percentage distribution, and percentage change from fiscal years 1989/90 to 1998/99.

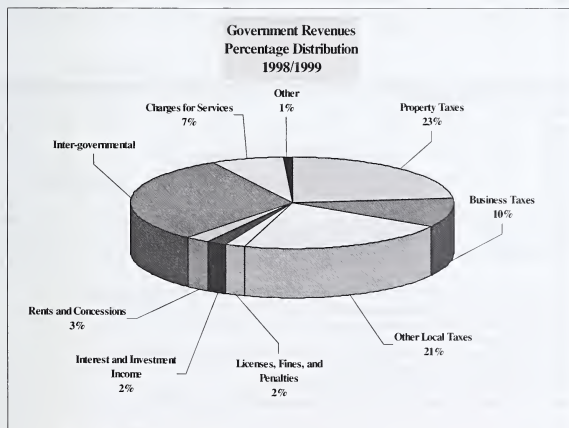
TABLE 5.3.1

GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1998/1999
Current Millions of Dollars

Revenue Source	Amount	Percentage Distribution
Property Taxes	527	23.3
Business Taxes	230	10.2
Other Local Taxes	481	21.3
Licenses, Fines, and Penalties	40	1.8
Interest and Investment Income	42	1.9
Rents and Concessions	61	2.7
Intergovernmental	696	30.8
Charges for Services	161	7.1
Other	19	0.8
TOTAL	2,258	100.0

GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1998/1999
Current Millions of Dollars

GRAPH 5.3.1



Source: San Francisco Planning Department
Office of the Controller, City and County of San Francisco

GENERAL REVENUES BY SOURCE, FISCAL YEARS 1990-1999 (1) (2) (3) (4) (5) (6) (7)

Constant Thousands of Dollars

TABLE 5.3.2

Revenue Source	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Property Taxes	458	461	475	453	382	365	349	358	386	402
Business Taxes	152	149	131	137	143	144	148	164	180	175
Other Local Taxes	229	260	250	260	274	280	296	338	359	367
Licenses, Fines, and Penalties (3)	50	48	52	47	58	18	19	18	20	31
Interest and Investment Income	32	30	28	24	36	36	34	35	40	32
Rents and Concessions (4)	*	*	*	*	46	34	41	49	53	47
Intergovernmental (5)	444	429	496	504	505	523	516	536	571	530
Charges for Services	91	89	89	105	81	99	99	103	133	122
Other	13	16	13	15	5	4	4	13	10	14
TOTAL	1,469	1,482	1,532	1,545	1,530	1,504	1,506	1,615	1,751	1,720

Annual Percentage Distribution

Revenue Source	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Property Taxes	31.2	31.1	31.0	29.3	24.9	24.3	23.2	22.2	22.1	23.3
Business Taxes	10.4	10.1	8.5	8.9	9.4	9.6	9.8	10.2	10.3	10.2
Other Local Taxes	15.6	17.5	16.3	16.8	17.9	18.6	19.7	21.0	20.5	21.3
Licenses, Fines, and Penalties (3)	3.4	3.2	3.4	3.1	3.8	1.2	1.2	1.1	1.1	1.8
Interest and Investment Income	2.2	2.0	1.8	1.5	2.4	2.4	2.3	2.1	2.3	1.9
Rents and Concessions (4)	*	*	*	*	3.0	2.2	2.7	3.0	3.0	2.7
Intergovernmental (5)	30.2	29.0	32.4	32.7	33.0	34.8	34.3	33.2	32.6	30.8
Charges for Services	6.2	6.0	5.8	6.8	5.3	6.6	6.6	6.4	7.6	7.1
Other	0.9	1.1	0.9	0.9	0.3	0.3	0.2	0.8	0.6	0.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Revenue Source	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1994-99
Property Taxes	0.7	2.9	-4.5	-15.7	-4.5	-4.2	2.5	7.9	3.9	5.2
Business Taxes	-1.9	-12.5	4.8	4.7	0.4	2.6	11.2	9.5	-2.7	22.1
Other Local Taxes	13.4	-3.7	4.0	5.2	2.4	5.7	14.2	6.0	2.2	34.0
Licenses, Fines, and Penalties (3)	-4.9	8.1	-8.6	22.6	-68.6	2.3	-2.8	9.7	55.3	-46.8
Interest and Investment Income	-5.3	-7.8	-14.7	52.8	0.0	-4.9	0.6	16.9	-19.8	-10.4
Rents and Concessions (4)	*	*	*	*	-26.6	22.9	18.5	7.6	-11.1	*
Intergovernmental (5)	-3.3	15.6	1.7	0.1	3.5	-1.4	3.9	6.4	-7.1	5.0
Charges for Services	-2.7	0.1	18.0	-22.3	22.5	-0.4	4.1	28.8	-7.9	50.6
Other	28.4	-19.7	10.1	-63.6	-18.9	-13.5	249.8	-25.4	49.5	174.0
TOTAL	0.9	3.4	0.8	-0.9	-1.7	0.2	7.2	8.4	-1.8	12.4

(1) Financial statements of the City and County of San Francisco are prepared by fiscal year which ends on June 30th of each year.

(2) Dollar amounts are adjusted to the 1990 value of the dollar, using the average Consumer Price Index-Urban for each year.

(3) The component unit, San Francisco Redevelopment Agency, is excluded beginning in 1993. Certain other 1994 information has been reclassified to conform to the 1995 presentation.

(4) Under proposition M, beginning in 1995, traffic fines of approximately \$46.7 Million were directly allocated to MUNI Railway

(5) Prior to 1994, Rents and Concessions were reported in Charges for Services.

(6) Prior to 1994, these revenues were reported as grants, subventions and other allocations.

(7) Beginning in fiscal year 1997-98, the base year for the Consumer Price Index was changed from 1967 to 1982-84.

Source: San Francisco Planning Department
Office of the Controller, City and County of San Francisco

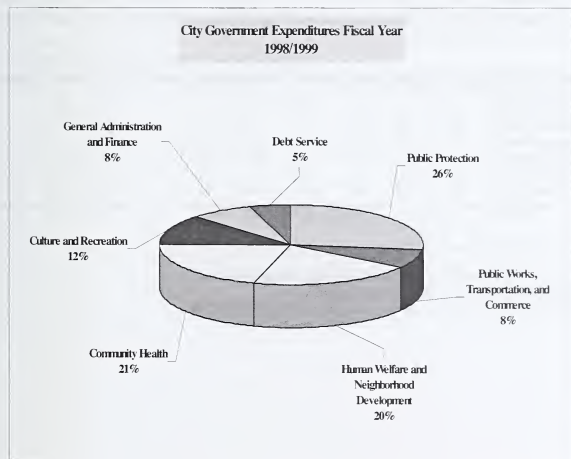
GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1998/1999
Current Millions of Dollars

TABLE 5.3.3

Expenditures by Function*	Amount	Percentage Distribution
Public Protection	593	26.9
Public Works, Transportation, and Commerce	169	7.7
Human Welfare and Neighborhood Development	440	19.9
Community Health	454	20.6
Culture and Recreation	266	12.0
General Administration and Finance	175	7.9
Debt Service	110	5.0
TOTAL	2,207	100.0

*Note: For year ended June 30, 1999

GRAPH 5.3.2



Source: San Francisco Planning Department
Office of the Controller, City and County of San Francisco

GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEARS 1990-1999(1)(2)(3)(4)

TABLE 5.3.4

Constant Millions of Dollars

Expenditures by Function	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Public Protection	452	451	417	399	416	435	442	433	497	416
Public Works, Transportation, and Commerce	76	79	89	97	75	100	99	114	108	121
Human Welfare and Neighborhood Development	275	290	290	298	302	325	314	314	316	316
Community Health	164	186	213	274	262	298	300	319	346	346
Culture and Recreation	117	115	106	104	104	126	141	149	150	211
General Administration and Finance	129	140	142	127	121	118	117	116	120	116
Debt Service	51	66	59	56	65	69	72	81	93	81
TOTAL	1,263	1,326	1,317	1,355	1,346	1,470	1,485	1,526	1,632	1,616

Annual Percentage Distribution

Expenditures by Function	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Public Protection	35.8	34.0	31.7	29.4	30.9	29.6	29.7	28.4	30.5	25.8
Public Works, Transportation, and Commerce	6.0	6.0	6.8	7.2	5.6	6.8	6.7	7.4	6.6	7.5
Human Welfare and Neighborhood Development	21.8	21.9	22.1	22.0	22.4	22.1	21.1	20.6	19.4	19.6
Community Health	13.0	14.0	16.2	20.2	19.5	20.3	20.2	20.9	21.2	20.8
Culture and Recreation	9.3	8.6	8.0	7.7	7.7	8.6	9.5	9.8	9.2	12.4
General Administration and Finance	10.2	10.6	10.8	9.4	9.0	8.0	7.9	7.6	7.4	7.2
Debt Service	4.1	5.0	4.5	4.1	4.8	4.7	4.9	5.3	5.7	5.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Expenditures by Function	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
Public Protection	-0.2	-7.4	-4.5	4.3	4.5	1.5	*	14.9	-9.2	-10.1
Public Works, Transportation, and Commerce	4.4	12.6	9.3	-22.8	33.1	-0.5	*	-4.7	19.2	10.1
Human Welfare and Neighborhood Development	5.6	0.0	2.7	1.3	7.5	-3.4	*	0.7	6.0	10.1
Community Health	13.3	14.9	28.4	-4.1	13.5	0.7	*	8.6	-0.1	10.1
Culture and Recreation	-2.0	-7.7	-1.7	0.3	20.9	11.8	*	0.8	34.7	10.1
General Administration and Finance	9.3	0.8	-10.2	-4.6	-2.5	-1.3	*	3.6	10.6	10.1
Debt Service	27.8	-9.5	-5.7	16.3	5.0	5.7	*	14.9	-10.3	10.1
TOTAL	5.0	-0.7	2.9	-0.7	9.2	1.0	*	7.0	3.0	10.1

(1) Financial statements of the City and County of San Francisco are prepared by fiscal year which ends on June 30th of each year.

(2) Dollar amounts are adjusted to the 1989 value of the dollar, using the average Consumer Price Index-Urban for each year.

(3) The component unit, the San Francisco Redevelopment Agency, is excluded beginning in 1993.

(4) Beginning in fiscal year 1997-98, the base year for the Consumer Price Index was changed from 1967 to 1982-84.

5.4 BUSINESSES' GROSS RECEIPTS, 1999

Section 5.4 presents information about San Francisco businesses' gross receipts in 1999. Businesses' gross receipts data are provided by the City and County of San Francisco, Office of the Tax Collector. These data are compiled by the Office of the Tax Collector from tax collection forms filed for each registered business. Each business is then classified according to ownership, business class, and principal business code. Not included in these data are government agencies, businesses that have not filed taxes, and businesses that are tax exempt. Banks and insurance companies are exempt from local business tax as well, and thus are not included.

Businesses' gross receipts reported by C&I District may be overstated in a few cases. Each tax form filed for a business must report a specific location in San Francisco, thus when some business owners lacked a specific site, they reported their home address as their business location when filing tax forms. As a result, such businesses are shown to be located within residential neighborhoods. Distortion also occurs when high numbers of industrial businesses are reported in the Financial District, where administrative functions are performed for businesses otherwise engaged in industrial activities.

The data are shown cross-tabulated by Land Use Activity and Commerce and Industry (C&I) District in millions of current dollars. Also shown is the percentage distribution of businesses' gross receipts by Land Use Activity, followed by the percentage distribution of businesses' gross receipts by C&I District.

TABLE 5.4.1

Businesses' Gross Receipts By Commerce & Industry Districts And Land Use Activity
1999

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	220	369	1,444	0	169	0	2,202
Civic Center	437	515	95	581	95	2	1,726
Financial	13,211	2,253	2,663	589	530	19	19,264
Mission	183	431	187	5	50	1	857
North Beach	389	568	162	123	65	0	1,307
North Central	413	788	68	65	323	2	1,658
Northwest	162	584	97	7	140	2	993
SOMA	2,056	2,242	2,383	238	102	9	7,030
Southwest	549	1,266	354	26	154	2	2,350
Van Ness	305	659	130	115	148	0	1,358
TOTAL	17,924	9,675	7,583	1,749	1,777	37	38,744

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	1.2	3.8	19.0	0.0	9.5	0.0	5.7
Civic Center	2.4	5.3	1.3	33.2	5.4	5.5	4.5
Financial	73.7	23.3	35.1	33.7	29.8	51.0	49.7
Mission	1.0	4.5	2.5	0.3	2.8	2.2	2.2
North Beach	2.2	5.9	2.1	7.0	3.7	0.6	3.4
North Central	2.3	8.1	0.9	3.7	18.1	6.2	4.3
Northwest	0.9	6.0	1.3	0.4	7.9	4.4	2.6
SOMA	11.5	23.2	31.4	13.6	5.7	25.2	18.1
Southwest	3.1	13.1	4.7	1.5	8.7	4.5	6.1
Van Ness	1.7	6.8	1.7	6.6	8.4	0.3	3.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Other	TOTAL
Bayview	10.0	16.7	65.6	0.0	7.7	0.0	100.0
Civic Center	25.3	29.8	5.5	33.7	5.5	0.1	100.0
Financial	68.6	11.7	13.8	3.1	2.8	0.1	100.0
Mission	21.3	50.4	21.8	0.6	5.8	0.1	100.0
North Beach	29.7	43.4	12.4	9.4	5.0	0.0	100.0
North Central	24.9	47.5	4.1	3.9	19.4	0.1	100.0
Northwest	16.3	58.9	9.8	0.7	14.1	0.2	100.0
SOMA	29.2	31.9	33.9	3.4	1.5	0.1	100.0
Southwest	23.3	53.9	15.1	1.1	6.6	0.1	100.0
Van Ness	22.5	48.5	9.6	8.5	10.9	0.0	100.0
TOTAL	46.3	25.0	19.6	4.5	4.6	0.1	100.0

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

6.0 BUILDING AND LAND USE

The tables and graphs in this Chapter present information about building permit applications for 1990 through 1999, as well as land use data for 1999. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

The tables and graphs in this chapter are presented in five sections.

Sections 6.1 and 6.2. Data are reported by the year that a project was filed with the Department of Building Inspection. In past Commerce & Industry Inventories, these tables were presented by Certificate of Final Completion, a later stage in the permit process. Certificates of Final Completion have proven difficult to track accurately. All applications filed may not ultimately lead to completed projects, but trends in the number of building permit applications filed is an important economic indicator. In section 6.1, data are reported by Land Use Activity, in section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Activities and C&I Districts, refer to the Data Formats section in the Introduction. Tables in these sections are subdivided into three groups: all building permits, building permits for new construction activity, and building permits for alterations and demolitions. In turn, each group contains tables which report permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1983 is designated as the base year.

Section 6.3. Permit and construction cost data are cross-tabulated by Land Use Activity and C&I District, for 1999. This section includes all permit applications filed in 1999.

Section 6.4 describes permit applications by application status by Land Use Activity and then by C&I District for 1999. These status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications which were canceled, including applications which have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other," which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or for which no information is available.

The construction cost data reported in these tables are the estimated construction cost for each project, as reported by DBI. Total and average construction cost measure the scope,

complexity, and extent of construction activity in San Francisco. While total construction cost indicates the size and complexity of construction activity in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1999 is designated as the base year.

Section 6.5 reports total office space in San Francisco from 1990 to 1999. It includes absolute numbers as well as percentage changes over time. These data do not come from DBI, but rather from Cushman-Wakefield realtors.

Section 6.6 reports land use activity as well as the distribution of business establishments in San Francisco. Please see page 94 for more information on this section.

ALL BUILDING PERMITS BY LAND USE ACTIVITY
By Year Filed, 1990-1999

TABLE 6.1.1.A

Number of Permits

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	2,802	1,973	505	372	140	19,016	417	25,225
1991	2,782	1,884	400	374	103	17,912	258	23,713
1992	2,601	1,899	333	422	66	16,469	51	21,841
1993	2,661	2,084	333	432	100	16,149	47	21,806
1994	2,948	1,944	274	535	160	14,732	30	20,623
1995	2,474	1,961	248	510	114	15,881	49	21,237
1996	3,153	2,004	325	535	119	18,305	77	24,518
1997	3,562	2,054	293	555	161	18,872	70	25,567
1998	3,909	2,236	289	555	196	19,188	92	26,465
1999	4,218	2,215	315	566	196	19,624	107	27,241
TOTAL	31,110	20,254	3,315	4,856	1,355	176,148	1,198	238,236

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	11.1	7.8	2.0	1.5	0.6	75.4	1.7	100.0
1991	11.7	7.9	1.7	1.6	0.4	75.5	1.1	100.0
1992	11.9	8.7	1.5	1.9	0.3	75.4	0.2	100.0
1993	12.2	9.6	1.5	2.0	0.5	74.1	0.2	100.0
1994	14.3	9.4	1.3	2.6	0.8	71.4	0.1	100.0
1995	11.6	9.2	1.2	2.4	0.5	74.8	0.2	100.0
1996	12.9	8.2	1.3	2.2	0.5	74.7	0.3	100.0
1997	13.9	8.0	1.1	2.2	0.6	73.8	0.3	100.0
1998	14.8	8.4	1.1	2.1	0.7	72.5	0.3	100.0
1999	15.5	8.1	1.2	2.1	0.7	72.0	0.4	100.0
TOTAL	13.1	8.5	1.4	2.0	0.6	73.9	0.5	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990-91	-0.7	-4.5	-20.8	0.5	-26.4	-5.8	-38.1	-6.0
1991-92	-6.5	0.8	-16.8	12.8	-35.9	-8.1	-80.2	-7.9
1992-93	2.3	9.7	0.0	2.4	51.5	-1.9	-7.8	-0.2
1993-94	10.8	-6.7	-17.7	23.8	60.0	-8.8	-36.2	-5.4
1994-95	-16.1	0.9	-9.5	-4.7	-28.8	7.8	63.3	3.0
1995-96	27.4	2.2	31.0	4.9	4.4	15.3	57.1	15.4
1996-97	13.0	2.5	-9.8	3.7	35.3	3.1	-9.1	4.3
1997-98	9.7	8.9	-1.4	0.0	21.7	1.7	31.4	3.5
1998-99	7.9	-0.9	9.0	2.0	0.0	2.3	16.3	2.9
1990-99	50.5	12.3	-37.6	52.2	40.0	3.2	-74.3	8.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.1.B

TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY
By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Cultural			Hotel	Residential	Other	Total
			Industrial	Institutional					
1990	270,268	114,195	21,914	82,946	10,893	354,540	6,901	861,657	
1991	199,847	101,385	15,429	137,339	11,682	439,484	2,481	907,646	
1992	283,832	81,174	15,842	78,522	8,973	325,662	2,465	796,470	
1993	174,585	42,028	14,030	45,509	11,571	202,225	2,553	492,501	
1994	236,905	80,807	9,589	96,579	4,919	173,414	2,047	604,259	
1995	121,759	70,376	11,025	68,201	12,016	221,729	4,534	509,640	
1996	239,369	79,918	15,880	35,282	41,383	252,882	6,968	671,682	
1997	183,326	90,075	21,086	50,709	17,495	424,279	7,660	794,630	
1998	364,763	117,130	15,286	46,705	73,710	572,435	5,259	1,195,288	
1999	309,583	124,909	23,076	44,930	128,570	589,952	6,279	1,227,299	
Total	2,384,235	901,997	163,158	686,722	321,212	3,556,603	47,145	8,061,072	

Annual Percentage Distribution by Land Use Activity

	Cultural/							
Year	Office	Retail	Indust	Institutional	Hotel	Residential	Other	Total
1990	31.4	13.3	2.5	9.6	1.3	41.1	0.8	100.0
1991	22.0	11.2	1.7	15.1	1.3	48.4	0.3	100.0
1992	35.6	10.2	2.0	9.9	1.1	40.9	0.3	100.0
1993	35.4	8.5	2.8	9.2	2.3	41.1	0.5	100.0
1994	39.2	13.4	1.6	16.0	0.8	28.7	0.3	100.0
1995	23.9	13.8	2.2	13.4	2.4	43.5	0.9	100.0
1996	35.6	11.9	2.4	5.3	6.2	37.6	1.0	100.0
1997	23.1	11.3	2.7	6.4	2.2	53.4	1.0	100.0
1998	30.5	9.8	1.3	3.9	6.2	47.9	0.4	100.0
1999	25.2	10.2	1.9	3.7	10.5	48.1	0.5	100.0
Total	29.6	11.2	2.0	8.5	4.0	44.1	0.6	100.0

Percentage Change by Land Use Activity

Percentage Change by Sector and Use Category									
Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total	
1990-91	-26.1	-11.2	-29.6	65.6	7.2	24.0	-64.1	5.3	
1991-92	42.0	-19.9	2.7	-42.8	-23.2	-25.9	-0.6	-12.2	
1992-93	-38.5	-48.2	-11.4	-42.0	29.0	-37.9	3.6	-38.2	
1993-94	35.7	92.3	-31.7	112.2	-57.5	-14.2	-19.8	22.7	
1994-95	-48.6	-12.9	15.0	-29.4	144.3	27.9	121.5	-15.7	
1995-96	96.6	13.6	44.0	-48.3	244.4	14.0	53.7	31.8	
1996-97	-23.4	12.7	32.8	43.7	-57.7	67.8	9.9	18.3	
1997-98	99.0	30.0	-27.5	-7.9	321.3	34.9	-31.3	50.4	
1998-99	-15.1	6.6	51.0	-3.8	74.4	3.1	19.4	2.7	
1990-99	14.5	9.4	5.3	-45.8	1080.3	66.4	-9.0	42.4	

Source: San Francisco Planning Department
Department of Building Inspection

AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY

By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	Cultural Institutional	Hotel	Residential	Other	All Uses
1990	96	58	43	223	78	19	53	34
1991	72	54	39	367	113	25	283	38
1992	109	43	48	186	136	20	121	36
1993	66	20	42	105	116	13	148	23
1994	80	42	35	181	31	12	156	29
1995	49	36	44	133	105	14	272	24
1996	76	40	49	66	348	14	471	27
1997	51	44	72	91	109	22	292	31
1998	257	52	53	83	382	30	231	45
1999	73	56	73	79	656	30	172	45
10-Yr. Avg.	77	45	49	141	237	20	39	34

TABLE 6.1.1.C

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.A

BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY

By Year Filed, 1990-1999

Number of Permits

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	8	23	27	8	0	465	1	532
1991	2	32	17	6	1	458	1	517
1992	6	20	20	10	0	186	2	244
1993	2	16	10	8	0	203	0	239
1994	4	23	10	9	0	199	1	246
1995	3	20	17	5	0	227	7	279
1996	5	15	13	7	1	234	2	277
1997	2	29	5	20	0	314	3	373
1998	9	25	18	13	2	471	2	540
1999	10	28	12	9	1	478	3	541
Total	51	231	149	95	5	3,235	22	3,788

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	1.5	4.3	5.1	1.5	0.0	87.4	0.2	100.0
1991	0.4	6.2	3.3	1.2	0.2	88.6	0.2	100.0
1992	2.5	8.2	8.2	4.1	0.0	76.2	0.8	100.0
1993	0.8	6.7	4.2	3.3	0.0	84.9	0.0	100.0
1994	1.6	9.3	4.1	3.7	0.0	80.9	0.4	100.0
1995	1.1	7.2	6.1	1.8	0.0	81.4	2.5	100.0
1996	1.8	5.4	4.7	2.5	0.4	84.5	0.7	100.0
1997	0.5	7.8	1.3	5.4	0.0	84.2	0.8	100.0
1998	1.7	4.6	3.3	2.4	0.4	87.2	0.4	100.0
1999	1.8	5.2	2.2	1.7	0.2	88.4	0.6	100.0
Total	1.3	6.1	3.9	2.5	0.1	85.4	0.6	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990-91	-75.0	39.1	-37.0	-25.0	-	-1.5	0.0	-2.8
1991-92	200.0	-37.5	17.6	66.7	-100.0	-59.4	100.0	-52.8
1992-93	-66.7	-20.0	-50.0	-20.0	-	9.1	-100.0	-2.0
1993-94	100.0	43.8	0.0	12.5	-	-2.0	-	2.9
1994-95	-25.0	-13.0	70.0	-44.4	-	14.1	600.0	13.4
1995-96	66.7	-25.0	-23.5	40.0	-	3.1	-71.4	-0.7
1996-97	-60.0	93.3	-61.5	185.7	-100.0	34.2	50.0	34.7
1997-98	350.0	-13.8	260.0	-35.0	-	50.0	-33.3	44.8
1998-99	11.1	12.0	-33.3	-30.8	-50.0	1.5	50.0	0.2
1990-99	25.0	21.7	-55.6	12.5	-	2.8	200.0	1.7

Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY

By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

TABLE 6.1.2.B

Year	Cultural							Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1990	56,630	65,867	7,340	39,402	0	167,636	3	336,877
1991	1,000	43,262	1,669	109,350	5,917	179,403	1,333	341,935
1992	52,441	16,141	4,370	12,783	0	185,915	82	271,732
1993	4,961	2,188	7,836	5,980	0	81,368	0	102,332
1994	37,435	12,743	2,105	39,602	0	56,975	8	148,867
1995	641	11,931	4,135	23,156	0	74,988	733	115,584
1996	56,072	6,819	3,699	4,833	25,619	100,842	11	197,895
1997	1,798	21,898	4,060	19,895	0	251,582	2,525	301,758
1998	93,721	26,689	5,111	15,103	28,333	384,754	1,042	554,753
1999	57,201	36,280	6,634	10,148	12,164	358,562	1,955	482,944
Total	361,900	243,817	46,960	280,250	72,033	1,842,026	7,692	2,854,677

Annual Percentage Distribution by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1990	16.8	19.6	2.2	11.7	0.0	49.8	0.0	100.0
1991	0.3	12.7	0.5	32.0	1.7	52.5	0.4	100.0
1992	19.3	5.9	1.6	4.7	0.0	68.4	0.0	100.0
1993	4.8	2.1	7.7	5.8	0.0	79.5	0.0	100.0
1994	25.1	8.6	1.4	26.6	0.0	38.3	0.0	100.0
1995	0.6	10.3	3.6	20.0	0.0	64.9	0.6	100.0
1996	28.3	3.4	1.9	2.4	12.9	51.0	0.0	100.0
1997	0.6	7.3	1.3	6.6	0.0	83.4	0.8	100.0
1998	16.9	4.8	0.9	2.7	5.1	69.4	0.2	100.0
1999	11.8	7.5	1.4	2.1	2.5	74.2	0.4	100.0
Total	12.7	8.5	1.6	9.8	2.5	64.5	0.3	100.0

Percentage Change by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1990-91	-98	-34	-77	178	-	7	39567	2
1991-92	5144	-63	162	-88	-100	4	-94	-21
1992-93	-91	-86	79	-53	-	-56	-100	-62
1993-94	655	482	-73	562	-	-30	-	45
1994-95	-98	-6	96	-42	-	32	9503	-22
1995-96	8646	-43	-11	-79	-	34	-99	71
1996-97	-97	221	10	312	-100	149	23128	52
1997-98	5113	22	26	-24	-	53	-59	84
1998-99	-39	36	30	-33	-57	-7	88	-13
1990-99	1	-45	-10	-74	-	114	58060	43

Source San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.C

AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY
By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	Cultural Institutional	Hotel	Residential	Other	All Uses
1990	7,079	2,864	272	4,925	0	361	3	633
1991	500	1,352	98	18,225	5,917	392	1,333	661
1992	8,740	807	219	1,278	0	1,000	82	1,114
1993	2,480	137	784	747	0	401	0	428
1994	9,359	554	210	4,400	0	286	8	605
1995	214	597	243	4,631	0	330	219	414
1996	11,214	455	285	690	25,619	431	5	714
1997	899	755	812	995	0	801	842	809
1998	10,413	1,068	284	1,162	14,167	817	1,042	1,027
1999	5,720	1,296	553	1,128	12,164	750	977	893
10 Yr. Avg.	7,096	1,055	315	2,950	14,407	569	350	754

Source: San Francisco Planning Department
Department of Building Inspection

PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY
By Year Filed, 1990-1999

TABLE 6.1.3.A

Year	Cultural							Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1990	2,790	1,941	477	363	137	18,507	195	24,410
1991	2,776	1,842	382	365	102	17,231	19	22,717
1992	2,591	1,864	309	403	65	15,651	29	20,912
1993	2,646	2,058	323	411	98	15,533	36	21,105
1994	2,929	1,905	261	510	160	14,114	21	19,900
1995	2,452	1,923	230	493	114	15,207	33	20,452
1996	3,129	1,961	302	511	114	17,556	52	23,625
1997	3,548	1,999	283	524	155	17,993	49	24,551
1998	3,876	2,173	264	532	177	18,034	55	25,111
1999	4,160	2,159	291	544	180	18,222	75	25,631
Total	30,897	19,825	3,122	4,656	1,302	168,048	564	228,414

Annual Percentage Distribution by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1990	11.4	8.0	2.0	1.5	0.6	75.8	0.8	100.0
1991	12.2	8.1	1.7	1.6	0.4	75.9	0.1	100.0
1992	12.4	8.9	1.5	1.9	0.3	74.8	0.1	100.0
1993	12.5	9.8	1.5	1.9	0.5	73.6	0.2	100.0
1994	14.7	9.6	1.3	2.6	0.8	70.9	0.1	100.0
1995	12.0	9.4	1.1	2.4	0.6	74.4	0.2	100.0
1996	13.2	8.3	1.3	2.2	0.5	74.3	0.2	100.0
1997	14.5	8.1	1.2	2.1	0.6	73.3	0.2	100.0
1998	15.4	8.7	1.1	2.1	0.7	71.8	0.2	100.0
1999	16.2	8.4	1.1	2.1	0.7	71.1	0.3	100.0
Total	13.5	8.7	1.4	2.0	0.6	73.6	0.2	100.0

Percentage Change by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1990-91	-0.5	-5.1	-19.9	0.6	-25.5	-6.9	-90.3	-6.9
1991-92	-6.7	1.2	-19.1	10.4	-36.3	-9.2	52.6	-7.9
1992-93	2.1	10.4	4.5	2.0	50.8	-0.8	24.1	0.9
1993-94	10.7	-7.4	-19.2	24.1	63.3	-9.1	-41.7	-5.7
1994-95	-16.3	0.9	-11.9	-3.3	-28.8	7.7	57.1	2.8
1995-96	27.6	2.0	31.3	3.7	0.0	15.4	57.6	15.5
1996-97	13.4	1.9	-6.3	2.5	36.0	2.5	-5.8	3.9
1997-98	9.2	8.7	-6.7	1.5	14.2	0.2	12.2	2.3
1998-99	7.3	-0.6	10.2	2.3	1.7	1.0	36.4	2.1
1990-99	49.1	11.2	-39.0	49.9	31.4	-1.5	-61.5	5.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.3.B

TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY
1990-1999

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	213,637	48,328	14,575	43,544	10,893	186,905	6,143	524,024
1991	198,847	58,123	13,760	27,989	5,765	260,081	116	564,680
1992	231,391	65,033	11,472	65,740	8,973	139,747	565	522,920
1993	169,614	39,840	6,194	39,529	11,571	120,539	652	387,940
1994	199,469	68,064	7,484	56,978	4,919	116,146	220	453,281
1995	121,118	58,445	6,890	45,045	12,016	146,216	3,667	393,398
1996	183,296	73,099	12,181	30,449	15,764	150,300	5,563	470,653
1997	181,528	68,177	17,026	30,814	17,495	172,463	742	488,245
1998	271,042	90,441	10,175	31,602	45,377	187,629	1,271	637,537
1999	252,382	88,629	16,442	34,783	116,406	231,344	764	740,749
Total	2,022,326	658,181	116,198	406,472	249,179	1,711,369	19,704	5,183,428

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990	40.77	9.22	2.78	8.31	2.08	35.67	1.17	100.00
1991	35.21	10.29	2.44	4.96	1.02	46.06	0.02	100.00
1992	44.25	12.44	2.19	12.57	1.72	26.72	0.11	100.00
1993	43.72	10.27	1.60	10.19	2.98	31.07	0.17	100.00
1994	44.01	15.02	1.65	12.57	1.09	25.62	0.05	100.00
1995	30.79	14.86	1.75	11.45	3.05	37.17	0.93	100.00
1996	38.95	15.53	2.59	6.47	3.35	31.93	1.18	100.00
1997	37.18	13.96	3.49	6.31	3.58	35.32	0.15	100.00
1998	42.51	14.19	1.60	4.96	7.12	29.43	0.20	100.00
1999	34.07	11.96	2.22	4.70	15.71	31.23	0.10	100.00
Total	39.02	12.70	2.24	7.84	4.81	33.02	0.38	100.00

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1990-91	-6.92	20.27	-5.59	-35.72	-47.07	39.15	-98.11	7.76
1991-92	16.37	11.89	-16.63	134.88	55.65	-46.27	387.45	-7.40
1992-93	-26.70	-38.74	-46.01	-39.87	28.96	-13.74	15.45	-25.81
1993-94	17.60	70.84	20.82	44.14	-57.49	-3.64	-66.25	16.84
1994-95	-39.28	-14.13	-7.93	-20.94	144.27	25.89	1565.68	-13.21
1995-96	51.34	25.07	76.79	-32.40	31.19	2.79	51.69	19.64
1996-97	-0.96	-6.73	39.77	1.20	10.98	14.75	-86.66	3.74
1997-98	49.31	32.66	-40.24	2.56	159.37	8.79	71.35	30.58
1998-99	-6.88	-2.00	61.59	10.07	156.53	23.30	-39.93	16.19
1990-99	18.14	83.39	12.81	-20.12	968.68	23.78	-87.57	41.36

Source: San Francisco Planning Department
Department of Building Inspection

AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY
By Year Filed, 1990-1999
 Constant Thousands of Dollars (1983=100)

TABLE 6.1.3.C

Year	Cultural							
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	All Uses
1990	77	25	31	120	80	10	65	21
1991	72	32	36	77	57	15	15	25
1992	89	35	37	163	138	9	62	25
1993	64	19	19	96	118	8	44	18
1994	68	36	29	112	31	8	25	23
1995	49	30	30	91	105	10	519	19
1996	59	37	40	60	138	9	442	20
1997	51	34	60	59	113	10	73	20
1998	70	42	39	59	256	10	258	25
1999	61	41	57	64	647	13	10	29
10-Yr. Avg.	65	33	37	87	191	10	35	23

Source: San Francisco Planning Department
 Department of Building Inspection

TABLE 6.2.1.A**ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT**

By Year Filed, 1990-1999

Number of Permits

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	664	946	849	523	427	455	586	625	587	729
Civic Center	487	483	461	546	550	486	545	603	606	649
Financial	2,200	2,307	2,099	2,116	2,434	2,159	2,621	3,000	3,050	3,178
Mission	1,523	1,369	1,387	1,416	1,394	1,312	1,543	1,524	1,721	1,952
North Beach	606	667	701	694	615	648	735	708	788	789
North Central	3,837	3,258	3,025	2,874	2,892	2,911	3,253	3,326	3,365	3,433
Northwest	2,860	2,389	2,116	2,291	1,996	2,199	2,416	2,569	2,506	2,430
Soma	1,592	1,529	1,356	1,360	1,264	1,429	1,762	1,806	2,146	2,221
Southwest	9,907	9,492	8,846	8,742	7,711	8,520	9,726	9,951	9,912	9,308
Van Ness	965	948	877	965	883	793	951	1,014	1,062	1,051
Other	584	325	124	279	457	326	381	440	762	1,501
Total	25,225	23,713	21,841	21,806	20,623	21,238	24,519	25,566	26,505	27,241

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	2.6	4.0	3.9	2.4	2.1	2.1	2.4	2.4	2.2	2.7
Civic Center	1.9	2.0	2.1	2.5	2.7	2.3	2.2	2.4	2.3	2.4
Financial	8.7	9.7	9.6	9.7	11.8	10.2	10.7	11.7	11.5	11.7
Mission	6.0	5.8	6.4	6.5	6.8	6.2	6.3	6.0	6.5	7.2
North Beach	2.4	2.8	3.2	3.2	3.0	3.1	3.0	2.8	3.0	2.9
North Central	15.2	13.7	13.9	13.2	14.0	13.7	13.3	13.0	12.7	12.6
Northwest	11.3	10.1	9.7	10.5	9.7	10.4	9.9	10.0	9.5	8.9
Soma	6.3	6.4	6.2	6.2	6.1	6.7	7.2	7.1	8.1	8.2
Southwest	39.3	40.0	40.5	40.1	37.4	40.1	39.7	38.9	37.4	34.2
Van Ness	3.8	4.0	4.0	4.4	4.3	3.7	3.9	4.0	4.0	3.9
Other	2.3	1.4	0.6	1.3	2.2	1.5	1.6	1.7	2.9	5.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	42.5	-10.3	-38.4	-18.4	6.6	28.8	6.7	-6.1	24.2	9.8
Civic Center	-0.8	-4.6	18.4	0.7	-11.6	12.1	10.6	0.5	7.1	33.3
Financial	4.9	-9.0	0.8	15.0	-11.3	21.4	14.5	1.7	4.2	44.5
Mission	-10.1	1.3	2.1	-1.6	-5.9	17.6	-1.2	12.9	13.4	28.2
North Beach	10.1	5.1	-1.0	-11.4	5.4	13.4	-3.7	11.3	0.1	30.2
North Central	-15.1	-7.2	-5.0	0.6	0.7	11.7	2.2	1.2	2.0	-10.5
Northwest	-16.5	-11.4	8.3	-12.9	10.2	9.9	6.3	-2.5	-3.0	-15.0
Soma	-4.0	-11.3	0.3	-7.1	13.1	23.3	2.5	18.8	3.5	39.5
Southwest	-4.2	-6.8	-1.2	-11.8	10.5	14.2	2.3	-0.4	-6.1	-6.0
Van Ness	-1.8	-7.5	10.0	-8.5	-10.2	19.9	6.6	4.7	-1.0	8.9
Other	-44.3	-61.8	125.0	63.8	-28.7	16.9	15.5	73.2	97.0	157.0
Total	-6.0	-7.9	-0.2	-5.4	3.0	15.4	4.3	3.7	2.8	8.0

Source San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.1.B**TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT**

By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	20,615	47,116	16,197	11,760	8,288	12,416	9,362	19,208	24,490	57,108
Civic Center	45,572	51,122	32,811	44,806	55,893	19,559	25,735	38,802	40,850	28,513
Financial	250,872	243,125	179,020	150,798	157,043	144,434	208,968	211,085	376,720	395,695
Mission	28,757	23,313	14,099	17,136	28,461	26,474	18,840	51,833	67,832	38,343
North Beach	20,792	12,683	15,464	9,120	13,907	15,072	17,132	23,562	49,233	29,988
North Central	81,522	52,338	59,589	45,103	65,635	37,933	103,006	74,076	59,234	121,163
Northwest	37,890	119,441	40,863	30,639	25,631	27,784	38,807	51,860	35,520	47,041
Soma	129,708	93,204	83,890	56,845	58,409	90,119	70,094	153,192	250,542	247,849
Southwest	128,889	131,334	156,830	96,111	78,339	90,928	100,277	114,163	141,066	147,094
Van Ness	62,300	100,864	173,465	16,346	18,853	19,713	55,787	33,253	44,402	28,550
Other	54,739	33,105	24,241	13,837	93,800	25,206	23,676	24,966	105,399	85,954
Total	861,657	907,646	796,470	492,501	604,259	509,640	671,682	796,000	1,195,288	1,227,299

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	2.4	5.2	2.0	2.4	1.4	2.4	1.4	2.4	2.0	4.7
Civic Center	5.3	5.6	4.1	9.1	9.2	3.8	3.8	4.9	3.4	2.3
Financial	29.1	26.8	22.5	30.6	26.0	28.3	31.1	26.5	31.5	32.2
Mission	3.3	2.6	1.8	3.5	4.7	5.2	2.8	6.5	5.7	3.1
North Beach	2.4	1.4	1.9	1.9	2.3	3.0	2.6	3.0	4.1	2.4
North Central	9.5	5.8	7.5	9.2	10.9	7.4	15.3	9.3	5.0	9.9
Northwest	4.4	13.2	5.1	6.2	4.2	5.5	5.8	6.5	3.0	3.8
Soma	15.1	10.3	10.5	11.5	9.7	17.7	10.4	19.2	21.0	20.2
Southwest	15.0	14.5	19.7	19.5	13.0	17.8	14.9	14.3	11.8	12.0
Van Ness	7.2	11.1	21.8	3.3	3.1	3.9	8.3	4.2	3.7	2.3
Other	6.4	3.6	3.0	2.8	15.5	4.9	3.5	3.1	8.8	7.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	128.6	-65.6	-27.4	-29.5	49.8	-24.6	105.2	27.5	133.2	177.0
Civic Center	12.2	-35.8	36.6	24.7	-65.0	31.6	50.8	5.3	-30.2	-37.4
Financial	-3.1	-26.4	-15.8	4.1	-8.0	44.7	1.0	78.5	5.0	57.7
Mission	-18.9	-39.5	21.5	66.1	-7.0	-28.8	175.1	30.9	-43.5	33.3
North Beach	-39.0	21.9	-41.0	52.5	8.4	13.7	37.5	108.9	-39.1	44.2
North Central	-35.8	13.9	-24.3	45.5	-42.2	171.5	-28.1	-20.0	104.5	48.6
Northwest	215.2	-65.8	-25.0	-16.3	8.4	39.7	33.6	-31.5	32.4	24.2
Soma	-28.1	-10.0	-32.2	2.8	54.3	-22.2	118.6	63.5	-1.1	91.1
Southwest	1.9	19.4	-38.7	-18.5	16.1	10.3	13.8	23.6	4.3	14.1
Van Ness	61.9	72.0	-90.6	15.3	4.6	183.0	-40.4	33.5	-35.7	-54.2
Other	-39.5	-26.8	-42.9	577.9	-73.1	-6.1	5.5	322.2	-18.4	57.0
Total	5.3	-12.2	-38.2	22.7	-15.7	31.8	18.5	50.2	2.7	42.4

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.1.C

AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT
 By Year Filed, 1990-1999
 Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	31	50	19	22	19	27	16	31	42	78
Civic Center	94	106	71	82	102	40	47	64	67	44
Financial	114	105	85	71	65	67	80	70	124	125
Mission	19	17	10	12	20	20	12	34	39	20
North Beach	34	19	22	13	23	23	23	33	62	38
North Central	21	16	20	16	23	13	32	22	18	35
Northwest	13	50	19	13	13	13	16	20	14	19
Soma	81	61	62	42	46	63	40	85	117	112
Southwest	13	14	18	11	10	11	10	11	14	16
Van Ness	65	106	198	17	21	25	59	33	42	27
Other	94	102	195	50	205	77	62	57	138	57
Citywide	34	38	36	23	29	24	27	31	45	45

Source: San Francisco Planning Department
 Department of Building Inspection

BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT
By Year Filed, 1990-1999

TABLE 6.2.2.A

Number of Permits

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	107	275	23	33	12	44	28	43	36	53
Civic Center	15	8	1	5	1	3		3	8	3
Financial	5	8	4	3	5	7	5	9	17	5
Mission	41	34	20	15	23	23	19	33	83	43
North Beach	2	5	5	3	4	6	3	7	15	5
North Central	27	24	20	15	23	19	38	40	32	74
Northwest	31	25	12	19	20	24	22	43	43	62
Soma	61	18	40	29	33	34	40	54	110	83
Southwest	235	113	112	110	119	115	115	126	184	194
Van Ness	6	5	5	4	5	4	7	13	9	9
Other	2	2	2	3	1			2	3	10
Total	532	517	244	239	246	279	277	373	540	541

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	20.1	53.2	9.4	13.8	4.9	15.8	10.1	11.5	6.7	9.8
Civic Center	2.8	1.5	0.4	2.1	0.4	1.1	0.0	0.8	1.5	0.6
Financial	0.9	1.5	1.6	1.3	2.0	2.5	1.8	2.4	3.1	0.9
Mission	7.7	6.6	8.2	6.3	9.3	8.2	6.9	8.8	15.4	7.9
North Beach	0.4	1.0	2.0	1.3	1.6	2.2	1.1	1.9	2.8	0.9
North Central	5.1	4.6	8.2	6.3	9.3	6.8	13.7	10.7	5.9	13.7
Northwest	5.8	4.8	4.9	7.9	8.1	8.6	7.9	11.5	8.0	11.5
Soma	11.5	3.5	16.4	12.1	13.4	12.2	14.4	14.5	20.4	15.3
Southwest	44.2	21.9	45.9	46.0	48.4	41.2	41.5	33.8	34.1	35.9
Van Ness	1.1	1.0	2.0	1.7	2.0	1.4	2.5	3.5	1.7	1.7
Other	0.4	0.4	0.8	1.3	0.4	0.0	0.0	0.5	0.6	1.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	157.0	-91.6	43.5	-63.6	266.7	-36.4	53.6	-16.3	47.2	-50.5
Civic Center	-46.7	-87.5	400.0	-80.0	200.0	-100.0		166.7	-62.5	-80.0
Financial	60.0	-50.0	-25.0	66.7	40.0	-28.6	80.0	88.9	-70.6	0.0
Mission	-17.1	-41.2	-25.0	53.3	0.0	-17.4	73.7	151.5	-48.2	4.9
North Beach	150.0	0.0	-40.0	33.3	50.0	-50.0	133.3	114.3	-66.7	150.0
North Central	-11.1	-16.7	-25.0	53.3	-17.4	100.0	5.3	-20.0	131.3	174.1
Northwest	-19.4	-52.0	58.3	5.3	20.0	-8.3	95.5	0.0	44.2	100.0
Soma	-70.5	122.2	-27.5	13.8	3.0	17.6	35.0	103.7	-24.5	36.1
Southwest	-51.9	-0.9	-1.8	8.2	-3.4	0.0	9.6	46.0	5.4	-17.4
Van Ness	-16.7	0.0	-20.0	25.0	-20.0	75.0	85.7	-30.8	0.0	50.0
Other	0.0	0.0	50.0	-66.7	-100.0			50.0	233.3	400.0
Total	-2.8	-52.8	-2.0	2.9	13.4	-0.7	34.7	44.8	0.2	1.7

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.2.B

TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT, By Year Filed, 1990-1999
 Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	13,332	38,998	10,477	8,379	3,573	8,161	4,299	13,361	20,143	45,315
Civic Center	2,362	26,529	7,131	8,328	31,679	471	0	20,262	17,198	2,061
Financial	95,783	62,260	48,958	1,181	4,446	16,749	46,778	47,559	164,413	173,474
Mission	9,132	10,678	3,614	5,557	15,345	8,728	6,018	10,665	52,227	17,587
North Beach	3,971	1,763	3,284	669	1,947	2,982	1,465	2,565	26,989	14,786
North Central	20,570	11,317	24,758	13,990	9,660	6,004	69,127	37,466	12,231	68,929
Northwest	9,273	7,947	3,459	5,955	5,950	7,491	12,887	25,498	11,504	17,276
Soma	71,388	44,718	30,871	20,784	20,666	35,625	17,286	96,097	158,047	77,319
Southwest	52,200	43,167	79,740	29,462	20,521	27,066	24,168	35,050	58,915	40,594
Van Ness	42,784	84,078	54,605	4,057	1,637	2,305	15,867	11,937	21,441	5,040
Other	16,082	10,479	4,836	3,970	33,443	0	0	1,298	11,644	20,563
Total	336,877	341,935	271,732	102,332	148,867	115,584	197,895	301,758	554,753	482,944

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	4.0	11.4	3.9	8.2	2.4	7.1	2.2	4.4	3.6	9.4
Civic Center	0.7	7.8	2.6	8.1	21.3	0.4	0.0	6.7	3.1	0.4
Financial	28.4	18.2	18.0	1.2	3.0	14.5	23.6	15.8	29.6	35.9
Mission	2.7	3.1	1.3	5.4	10.3	7.6	3.0	3.5	9.4	3.6
North Beach	1.2	0.5	1.2	0.7	1.3	2.6	0.7	0.9	4.9	3.1
North Central	6.1	3.3	9.1	13.7	6.5	5.2	34.9	12.4	2.2	14.3
Northwest	2.8	2.3	1.3	5.8	4.0	6.5	6.5	8.4	2.1	3.6
Soma	21.2	13.1	11.4	20.3	13.9	30.8	8.7	31.8	28.5	16.0
Southwest	15.5	12.6	29.3	28.8	13.8	23.4	12.2	11.6	10.6	8.4
Van Ness	12.7	24.6	20.1	4.0	1.1	2.0	8.0	4.0	3.9	1.0
Other	4.8	3.1	1.8	3.9	22.5	0.0	0.0	0.4	2.1	4.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	192.5	-73.1	-20.0	-57.4	128.4	-47.3	210.8	50.8	125.0	239.9
Civic Center	1023.0	-73.1	16.8	280.4	-98.5	-100.0		-15.1	-88.0	-12.8
Financial	-35.0	-21.4	-97.6	276.3	276.7	179.3	1.7	245.7	5.5	81.1
Mission	16.9	-66.2	53.8	176.2	-43.1	-31.1	77.2	389.7	-66.3	92.6
North Beach	-55.6	86.3	-79.6	190.9	53.2	-50.9	75.1	952.1	-45.2	272.4
North Central	-45.0	118.8	-43.5	-30.9	-37.8	1051.3	-45.8	-67.4	463.5	235.1
Northwest	-14.3	-56.5	72.1	-0.1	25.9	72.0	97.9	-54.9	50.2	86.3
Soma	-37.4	-31.0	-32.7	-0.6	72.4	-51.5	455.9	64.5	-51.1	8.3
Southwest	-17.3	84.7	-63.1	-30.3	31.9	-10.7	45.0	68.1	-31.1	-22.2
Van Ness	96.5	-35.1	-92.6	-59.6	40.8	588.3	-24.8	79.6	-76.5	-88.2
Other	-34.8	-53.9	-17.9	742.4	-100.0			797.2	76.6	27.9
Total	1.5	-20.5	-62.3	45.5	-22.4	71.2	52.5	83.8	-12.9	43.4

Source: San Francisco Planning Department
 Department of Building Inspection

TABLES 6.2.2.C**AVERAGE CONSTRUCTION COST OF NEW CONSTRUCTION PERMITS BY COMMERCE AND
INDUSTRY DISTRICT**

By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	125	142	456	254	298	185	154	311	560	855
Civic Center	157	3,316	7,131	1,666	31,679	157	0	6,754	2,150	687
Financial	19,157	7,783	12,240	394	889	2,393	9,356	5,284	9,671	34,695
Mission	223	314	181	370	667	379	317	323	629	409
North Beach	1,985	353	657	223	487	497	488	366	1,799	2,957
North Central	762	472	1,238	933	420	316	1,819	937	382	931
Northwest	299	318	288	313	297	312	586	593	268	279
Soma	1,170	2,484	772	717	626	1,048	432	1,780	1,437	932
Southwest	222	382	712	268	172	235	210	278	320	209
Van Ness	7,131	16,816	10,921	1,014	327	576	2,267	918	2,382	560
Other	8,041	5,240	2,418	1,323	33,443	0	0	649	3,881	2,056
Citywide	633	661	1,114	428	605	414	714	809	1,027	893

Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.2.3.A**PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT**

By Year Filed, 1990-1999

Number of Permits

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	544	652	557	482	404	397	544	568	518	632
Civic Center	468	464	459	534	541	481	536	594	581	629
Financial	2,177	2,292	2,087	2,105	2,423	2,135	2,586	2,972	2,987	3,123
Mission	1,455	1,297	1,343	1,371	1,348	1,246	1,482	1,445	1,583	1,825
North Beach	599	652	677	679	600	625	718	684	750	746
North Central	3,769	3,184	2,940	2,800	2,807	2,825	3,132	3,179	3,210	3,232
Northwest	2,800	2,292	2,053	2,196	1,927	2,118	2,331	2,419	2,357	2,253
Soma	1,511	1,485	1,296	1,283	1,191	1,344	1,669	1,702	1,955	2,024
Southwest	9,566	9,161	8,522	8,443	7,351	8,193	9,329	9,565	9,390	8,688
Van Ness	948	920	856	937	856	774	922	988	1,030	1,010
Other	573	318	122	275	452	314	376	435	750	1,469
Total	24,410	22,717	20,912	21,105	19,900	20,452	23,625	24,551	25,111	25,631

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	2.2	2.9	2.7	2.3	2.0	1.9	2.3	2.3	2.1	2.5
Civic Center	1.9	2.0	2.2	2.5	2.7	2.4	2.3	2.4	2.3	2.5
Financial	8.9	10.1	10.0	10.0	12.2	10.4	10.9	12.1	11.9	12.2
Mission	6.0	5.7	6.4	6.5	6.8	6.1	6.3	5.9	6.3	7.1
North Beach	2.5	2.9	3.2	3.2	3.0	3.1	3.0	2.8	3.0	2.9
North Central	15.4	14.0	14.1	13.3	14.1	13.8	13.3	12.9	12.8	12.6
Northwest	11.5	10.1	9.8	10.4	9.7	10.4	9.9	9.9	9.4	8.8
Soma	6.2	6.5	6.2	6.1	6.0	6.6	7.1	6.9	7.8	7.9
Southwest	39.2	40.3	40.8	40.0	36.9	40.1	39.5	39.0	37.4	33.9
Van Ness	3.9	4.0	4.1	4.4	4.3	3.8	3.9	4.0	4.1	3.9
Other	2.3	1.4	0.6	1.3	2.3	1.5	1.6	1.8	3.0	5.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	19.9	-14.6	-13.5	-16.2	-1.7	37.0	4.4	-8.8	22.0	16.2
Civic Center	-0.9	-1.1	16.3	1.3	-11.1	11.4	10.8		8.3	34.4
Financial	5.3	-8.9	0.9	15.1	-11.9	21.1	14.9	0.5	4.6	43.5
Mission	-10.9	3.5	2.1	-1.7	-7.6	18.9	-2.5	9.6	15.3	25.4
North Beach	8.8	3.8	0.3	-11.6	4.2	14.9	-4.7	9.6	-0.5	24.5
North Central	-15.5	-7.7	-4.8	0.3	0.6	10.9	1.5	1.0	0.7	-14.2
Northwest	-18.1	-10.4	7.0	-12.2	9.9	10.1	3.8	-2.6	-4.4	-19.5
Soma	-1.7	-12.7	-1.0	-7.2	12.8	24.2	2.0	14.9	3.5	34.0
Southwest	-4.2	-7.0	-0.9	-12.9	11.5	13.9	2.5	-1.8	-7.5	-9.2
Van Ness	-3.0	-7.0	9.5	-8.6	-9.6	19.1	7.2	4.3	-1.9	6.5
Other	-44.5	-61.6	125.4	64.4	-30.5	19.7	15.7	72.4	95.9	156.4
Total	-6.9	-7.9	0.9	-5.7	2.8	15.5	3.9	2.3	2.1	5.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.2.3.B**TOTAL CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DISTRICT**
By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	7,048	7,898	5,482	3,381	4,716	4,256	4,882	5,846	4,314	11,587
Civic Center	43,210	24,593	25,680	36,478	22,467	19,088	25,735	18,540	23,652	26,452
Financial	155,021	180,865	130,058	149,611	152,597	127,683	162,070	163,520	210,571	222,222
Mission	19,622	12,635	10,486	11,579	13,064	17,727	12,775	41,097	15,605	20,601
North Beach	16,804	10,887	12,168	8,451	11,927	12,090	15,666	20,997	22,240	15,201
North Central	60,916	40,993	34,752	31,113	55,929	31,911	33,734	36,503	46,586	52,014
Northwest	28,617	111,462	37,403	24,596	19,581	20,293	25,881	22,565	23,958	29,478
Soma	58,287	48,485	53,019	35,990	37,743	54,454	52,706	57,095	92,083	168,132
Southwest	76,329	87,450	76,153	64,609	57,684	63,469	73,608	77,883	81,831	106,176
Van Ness	19,515	16,785	118,314	12,289	17,216	17,302	39,920	20,530	22,943	23,510
Other	38,656	22,626	19,405	9,844	60,357	25,127	23,676	23,668	93,754	65,376
Total	524,024	564,680	522,920	387,940	453,281	393,398	470,653	488,245	637,537	740,749

Annual Percentage Distribution by C&I District

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	1.3	1.4	1.0	0.9	1.0	1.1	1.0	1.2	0.7	1.6
Civic Center	8.2	4.4	4.9	9.4	5.0	4.9	5.5	3.8	3.7	3.6
Financial	29.6	32.0	24.9	38.6	33.7	32.5	34.4	33.5	33.0	30.0
Mission	3.7	2.2	2.0	3.0	2.9	4.5	2.7	8.4	2.4	2.8
North Beach	3.2	1.9	2.3	2.2	2.6	3.1	3.3	4.3	3.5	2.1
North Central	11.6	7.3	6.6	8.0	12.3	8.1	7.2	7.5	7.3	7.0
Northwest	5.5	19.7	7.2	6.3	4.3	5.2	5.5	4.6	3.8	4.0
Soma	11.1	8.6	10.1	9.3	8.3	13.8	11.2	11.7	14.4	22.7
Southwest	14.6	15.5	14.6	16.7	12.7	16.1	15.6	16.0	12.8	14.3
Van Ness	3.7	3.0	22.6	3.2	3.8	4.4	8.5	4.2	3.6	3.2
Other	7.4	4.0	3.7	2.5	13.3	6.4	5.0	4.8	14.7	8.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bayview	12.1	-30.6	-38.3	39.5	-9.8	14.7	19.8	-26.2	168.6	64.4
Civic Center	-43.1	4.4	42.0	-38.4	-15.0	34.8	-28.0	27.6	11.8	-38.8
Financial	16.7	-28.1	15.0	2.0	-16.3	26.9	0.9	28.8	5.5	43.3
Mission	-35.6	-17.0	10.4	12.8	35.7	-27.9	221.7	-62.0	32.0	5.0
North Beach	-35.2	11.8	-30.5	41.1	1.4	29.6	34.0	5.9	-31.6	-9.5
North Central	-32.7	-15.2	-10.5	79.8	-42.9	5.7	8.2	27.6	11.7	-14.6
Northwest	289.5	-66.4	-34.2	-20.4	3.6	27.5	-12.8	6.2	23.0	3.0
Soma	-16.8	9.3	-32.1	4.9	44.3	-3.2	8.3	61.3	82.6	188.5
Southwest	14.6	-12.9	-15.2	-10.7	10.0	16.0	5.8	5.1	29.8	39.1
Van Ness	-14.0	604.9	-89.6	40.1	0.5	130.7	-48.6	11.8	2.5	20.5
Other	-41.5	-14.2	-49.3	513.2	-58.4	-5.8	0.0	296.1	-30.3	69.1
Total	7.8	-7.4	-25.8	16.8	-13.2	19.6	3.7	30.6	16.2	41.4

Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.2.3.C

AVERAGE CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY
COMMERCE AND INDUSTRY DISTRICT

By Year Filed, 1990-1999

Constant Thousands of Dollars (1983=100)

C&I Districts	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bayview	13	12	10	7	12	11	9	10	8	18
Civic Center	92	53	56	68	42	40	48	31	41	42
Financial	71	79	62	71	63	60	63	55	70	71
Mission	13	10	8	8	10	14	9	28	10	11
North Beach	28	17	18	12	20	19	22	31	30	20
North Central	16	13	12	11	20	11	11	11	15	16
Northwest	10	49	18	11	10	10	11	9	10	13
Soma	39	33	41	28	32	41	32	34	47	83
Southwest	8	10	9	8	8	8	8	8	9	12
Van Ness	21	18	138	13	20	22	43	21	22	23
Other	67	71	159	36	134	80	63	54	125	45
Total	21	25	25	18	23	19	20	20	25	29

Source: San Francisco Planning Department
Department of Building Inspection

**ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY
1999**

TABLE 6.3.1.A

Number of Permits									
Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL	
Bayview	98	53	72	21	0	473	5	722	
Civic Center	140	153	2	56	40	258	0	649	
Financial	2,354	416	26	57	58	265	0	3,176	
Mission	94	106	18	38	1	1,690	2	1,949	
North Beach	97	109	4	23	14	540	0	787	
North Central	77	191	8	70	10	3,070	1	3,427	
Northwest	47	103	5	34	0	2,234	5	2,428	
SOMA	701	323	122	66	20	970	14	2,216	
Southwest	94	378	21	112	3	8,664	8	9,280	
Van Ness	69	135	2	33	16	793	0	1,048	
Other	447	248	35	56	34	667	72	1,559	
TOTAL	4,218	2,215	315	566	196	19,624	107	27,241	

Percentage Distribution by Land Use Activity and C&I District

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL	
Bayview	2.3	2.4	22.9	3.7	0.0	2.4	4.7	2.7	
Civic Center	3.3	6.9	0.6	9.9	20.4	1.3	0.0	2.4	
Financial	55.8	18.8	8.3	10.1	29.6	1.4	0.0	11.7	
Mission	2.2	4.8	5.7	6.7	0.5	8.6	1.9	7.2	
North Beach	2.3	4.9	1.3	4.1	7.1	2.8	0.0	2.9	
North Central	1.8	8.6	2.5	12.4	5.1	15.6	0.9	12.6	
Northwest	1.1	4.7	1.6	6.0	0.0	11.4	4.7	8.9	
SOMA	16.6	14.6	38.7	11.7	10.2	4.9	13.1	8.1	
Southwest	2.2	17.1	6.7	19.8	1.5	44.2	7.5	34.1	
Van Ness	1.6	6.1	0.6	5.8	8.2	4.0	0.0	3.8	
Other	10.6	11.2	11.1	9.9	17.3	3.4	67.3	5.7	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

Percentage Distribution by C&I District and Land Use Activity

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL	
Bayview	13.6	7.3	10.0	2.9	0.0	65.5	0.7	100.0	
Civic Center	21.6	23.6	0.3	8.6	6.2	39.8	0.0	100.0	
Financial	74.1	13.1	0.8	1.8	1.8	8.3	0.0	100.0	
Mission	4.8	5.4	0.9	1.9	0.1	86.7	0.1	100.0	
North Beach	12.3	13.9	0.5	2.9	1.8	68.6	0.0	100.0	
North Central	2.2	5.6	0.2	2.0	0.3	89.6	0.0	100.0	
Northwest	1.9	4.2	0.2	1.4	0.0	92.0	0.2	100.0	
SOMA	31.6	14.6	5.5	3.0	0.9	43.8	0.6	100.0	
Southwest	1.0	4.1	0.2	1.2	0.0	93.4	0.1	100.0	
Van Ness	6.6	12.9	0.2	3.1	1.5	75.7	0.0	100.0	
Other	28.7	15.9	2.2	3.6	2.2	42.8	4.6	100.0	
TOTAL	15.5	8.1	1.2	2.1	0.7	72.0	0.4	100.0	

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.3.1.B

**TOTAL CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT
AND LAND USE ACTIVITY, 1999**

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	23,815	21,980	12,717	1,934	0	23,601	459	84,507
Civic Center	7,538	7,217	20	16,302	2,867	8,249	0	42,193
Financial	267,878	52,170	2,806	5,303	7,161	250,187	30	585,535
Mission	7,651	1,860	628	5,621	350	40,259	370	56,739
North Beach	8,104	3,577	46	2,077	19,805	10,742	25	44,374
North Central	3,160	28,468	172	12,298	385	134,437	371	179,293
Northwest	2,364	8,258	53	1,501	0	56,967	466	69,610
SOMA	59,668	16,808	7,583	2,736	150,317	126,067	3,578	366,758
Southwest	4,111	32,862	3,771	11,560	7	164,514	839	217,664
Van Ness	3,043	2,943	115	3,763	906	31,459	19	42,248
Other	70,777	8,693	6,235	3,391	8,455	26,506	3,134	127,191
TOTAL	458,110	184,836	34,148	66,486	190,253	872,988	9,291	1,816,112

Percentage Distribution by Land Use Activity and C&I District

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	5.2	11.9	37.2	2.9	0.0	2.7	4.9	4.7
Civic Center	1.6	3.9	0.1	24.5	1.5	0.9	0.0	2.3
Financial	58.5	28.2	8.2	8.0	3.8	28.7	0.3	32.2
Mission	1.7	1.0	1.8	8.5	0.2	4.6	4.0	3.1
North Beach	1.8	1.9	0.1	3.1	10.4	1.2	0.3	2.4
North Central	0.7	15.4	0.5	18.5	0.2	15.4	4.0	9.9
Northwest	0.5	4.5	0.2	2.3	0.0	6.5	5.0	3.8
SOMA	13.0	9.1	22.2	4.1	79.0	14.4	38.5	20.2
Southwest	0.9	17.8	11.0	17.4	0.0	18.8	9.0	12.0
Van Ness	0.7	1.6	0.3	5.7	0.5	3.6	0.2	2.3
	15.4	4.7	18.3	5.1	4.4	3.0	33.7	7.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District and Land Use Activity

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	28.2	26.0	15.0	2.3	0.0	27.9	0.5	100.0
Civic Center	17.9	17.1	0.0	38.6	6.8	19.6	0.0	100.0
Financial	45.7	8.9	0.5	0.9	1.2	42.7	0.0	100.0
Mission	13.5	3.3	1.1	9.9	0.6	71.0	0.7	100.0
North Beach	18.3	8.1	0.1	4.7	44.6	24.2	0.1	100.0
North Central	1.8	15.9	0.1	6.9	0.2	75.0	0.2	100.0
Northwest	3.4	11.9	0.1	2.2	0.0	81.8	0.7	100.0
SOMA	16.3	4.6	2.1	0.7	41.0	34.4	1.0	100.0
Southwest	1.9	15.1	1.7	5.3	0.0	75.6	0.4	100.0
Van Ness	7.2	7.0	0.3	8.9	2.1	74.5	0.0	100.0
	55.6	6.8	4.9	2.7	6.6	20.8	2.5	100.0
TOTAL	25.2	10.2	1.9	3.7	10.5	48.1	0.5	100.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.3.1.C

AVERAGE CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1999

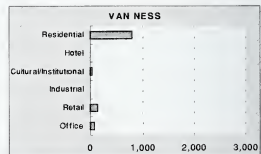
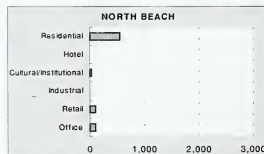
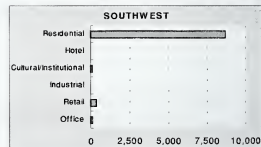
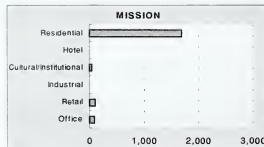
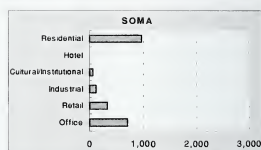
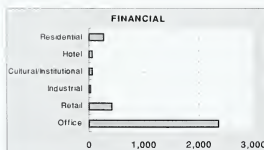
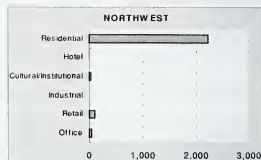
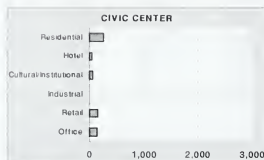
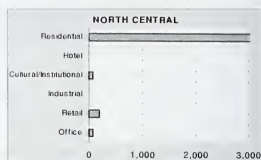
Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	243	415	177	92	0	50	92	117
Civic Center	54	47	10	291	72	32	0	65
Financial	114	125	108	93	123	944	0	184
Mission	81	18	35	148	350	24	185	29
North Beach	84	33	11	90	1,415	20	0	56
North Central	41	149	22	176	39	44	371	52
North West	50	80	11	44	0	26	93	29
SOMA	85	52	62	41	7,516	130	256	166
South West	44	87	180	103	2	19	105	23
Van Ness	44	22	58	114	57	40	0	40
Other	158	35	178	61	249	40	44	82
TOTAL	109	83	108	117	971	44	87	67

Source: San Francisco Planning Department
Department of Building Inspection

GRAPHS 6.3.1.A

ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND BY LAND USE ACTIVITY 1999

Number of Permits

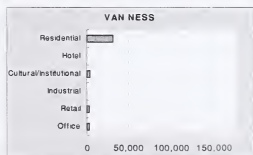
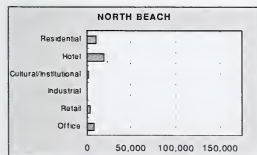
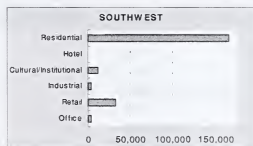
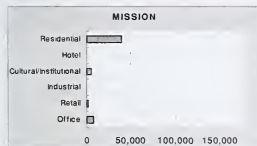
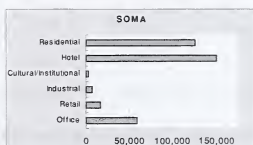
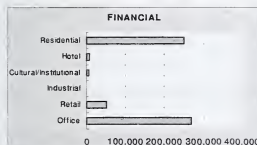
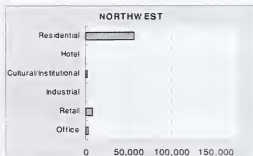
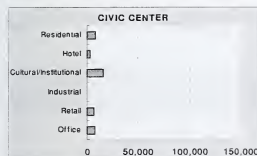
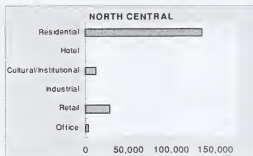
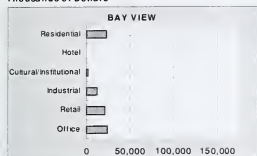


Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST OF ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY
1999

GRAPHS 6.3.1.B.

Thousands of Dollars



Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.A

ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS

1999

Number of Permits

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	2,849	74	932	363	4,218
Retail	1,278	57	623	257	2,215
Industrial	202	6	55	52	315
Cultural/Institutional	363	11	129	63	566
Hotel	123	5	21	47	196
Residential	10,751	563	6,189	2,121	19,624
Other	70	5	15	17	107
TOTAL	15,636	721	7,964	2,920	27,241

Percentage Distribution by Permit Status

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	67.5	1.8	22.1	8.6	100.0
Retail	57.7	2.6	28.1	11.6	100.0
Industrial	64.1	1.9	17.5	16.5	100.0
Cultural/Institutional	64.1	1.9	22.8	11.1	100.0
Hotel	62.8	2.6	10.7	24.0	100.0
Residential	54.8	2.9	31.5	10.8	100.0
Other	65.4	4.7	14.0	15.9	100.0
TOTAL	57.4	2.6	29.2	10.7	100.0

Percentage Distribution by Land Use Activity

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	18.2	10.3	11.7	12.4	15.5
Retail	8.2	7.9	7.8	8.8	8.1
Industrial	1.3	0.8	0.7	1.8	1.2
Cultural/Institutional	2.3	1.5	1.6	2.2	2.1
Hotel	0.8	0.7	0.3	1.6	0.7
Residential	68.8	78.1	77.7	72.6	72.0
Other	0.4	0.7	0.2	0.6	0.4
TOTAL	100.0	100.0	100.0	100.0	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY AND PERMIT STATUS

1999

Constant 1999 Thousands of Dollars

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	292,183	10,066	40,172	115,689	458,110
Retail	93,570	1,680	10,709	78,878	184,836
Industrial	22,363	23	2,669	9,093	34,148
Cultural/Institutional	32,147	99	2,694	31,546	66,486
Hotel	35,212	16	386	154,638	190,253
Residential	284,546	12,147	47,000	529,296	872,988
Other	7,878	61	127	1,225	9,291
TOTAL	767,899	24,091	103,757	920,365	1,816,112

Percentage Distribution by Permit Status

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	63.8	2.2	8.8	25.3	100.0
Retail	50.6	0.9	5.8	42.7	100.0
Industrial	65.5	0.1	7.8	26.6	100.0
Cultural/Institutional	48.4	0.1	4.1	47.4	100.0
Hotel	18.5	0.0	0.2	81.3	100.0
Residential	32.6	1.4	5.4	60.6	100.0
Other	84.8	0.7	1.4	13.2	100.0
TOTAL	42.3	1.3	5.7	50.7	100.0

Percentage Distribution by Land Use Activity

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	38.0	41.8	38.7	12.6	25.2
Retail	12.2	7.0	10.3	8.6	10.2
Industrial	2.9	0.1	2.6	1.0	1.9
Cultural/Institutional	4.2	0.4	2.6	3.4	3.7
Hotel	4.6	0.1	0.4	16.8	10.5
Residential	37.1	50.4	45.3	57.5	48.1
Other	1.0	0.3	0.1	0.1	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.B

TABLE 6.4.1.C

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE
ACTIVITY BY PERMIT STATUS
1999

Thousands of Dollars

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	103	136	43	319	109
Retail	73	29	17	307	83
Industrial	111	4	49	175	108
Cultural/Institutional	89	9	21	501	117
Hotel	286	3	18	3,290	971
Residential	26	22	8	250	44
Other	113	12	8	72	87
TOTAL	49	33	13	315	67

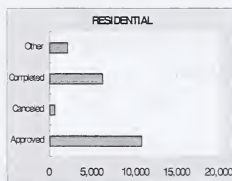
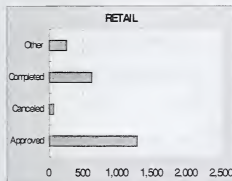
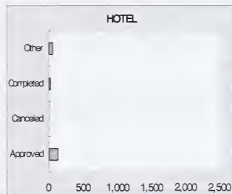
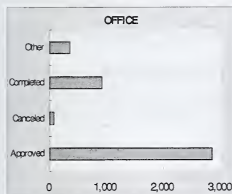
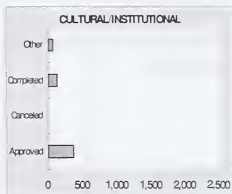
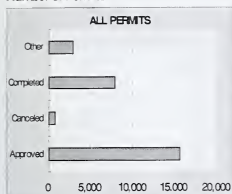
Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS
1999

GRAPHS 6.4.1.A

Number of Permits

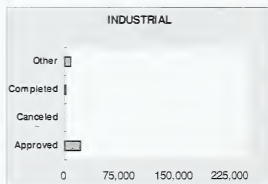
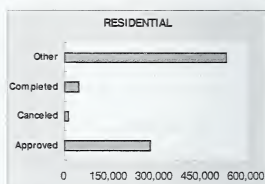
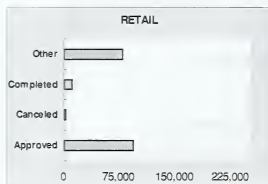
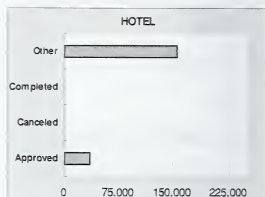
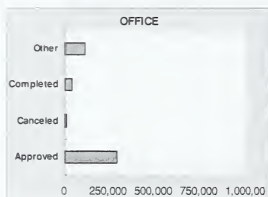
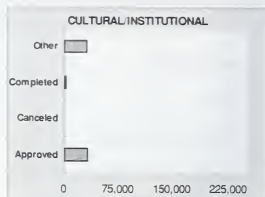


Source: San Francisco Planning Department
Department of Building Inspection

GRAPHS 6.4.1.B

TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY
BY PERMIT STATUS
1999

Thousands of Dollars



Source: San Francisco Planning Department
Department of Building Inspection

ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND
PERMIT STATUS
1999

TABLE 6.4.2.A

Number of Permits					
C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	361	13	236	119	729
Civic Center	443	17	114	75	649
Financial	2,136	49	716	277	3,178
Mission	1,039	122	579	210	1,950
North Beach	463	40	192	94	799
North Central	1,540	76	1,018	399	3,433
Northwest	1,362	56	747	265	2,430
SOMA	1,366	52	467	336	2,221
Southwest	4,971	224	3,236	675	9,306
Van Ness	610	36	294	109	1,051
Other	545	34	363	159	1,501
TOTAL	15,636	721	7,964	2,920	27,241

Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	2.3	1.8	3.0	4.1	2.7
Civic Center	2.8	2.4	1.4	2.6	2.4
Financial	13.7	6.8	9.0	9.6	11.7
Mission	6.6	16.9	7.3	7.3	7.2
North Beach	3.0	5.5	2.4	3.2	2.9
North Central	12.4	10.5	12.6	13.7	12.6
Northwest	8.7	7.8	9.4	9.1	8.9
SOMA	8.7	7.2	5.9	11.5	5.2
Southwest	31.8	31.1	40.7	30.0	34.2
Van Ness	3.9	5.3	3.7	3.7	3.9
Other	5.0	4.7	4.6	5.4	5.5
TOTAL	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	49.5	1.8	32.4	16.3	100.0
Civic Center	68.3	2.6	17.6	11.6	100.0
Financial	67.2	1.5	22.5	8.7	100.0
Mission	53.2	6.3	29.7	10.9	100.0
North Beach	58.7	5.1	24.3	11.9	100.0
North Central	56.5	2.2	29.7	11.6	100.0
Northwest	56.0	2.3	30.7	10.9	100.0
SOMA	61.5	2.3	21.0	15.1	100.0
Southwest	53.4	2.4	34.6	9.4	100.0
Van Ness	58.0	3.6	28.0	10.4	100.0
Other	63.0	2.3	24.2	10.6	100.0
TOTAL	57.4	2.6	29.2	10.7	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.2.B

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY
DISTRICT BY PERMIT STATUS
1999**

Thousands of Dollars

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	16,099	118	2,487	65,803	84,507
Civic Center	25,285	661	1,215	15,032	42,193
Financial	281,848	5,283	29,464	268,940	585,535
Mission	27,460	1,386	3,693	24,200	56,739
North Beach	31,287	183	3,251	9,653	44,374
North Central	94,576	442	8,760	75,514	179,293
Northwest	29,014	1,277	7,805	31,514	69,610
SOMA	69,643	9,764	9,957	277,394	366,758
Southwest	78,934	2,254	21,096	115,380	217,664
Van Ness	22,759	1,885	4,556	13,048	42,248
Other	90,995	837	11,472	23,887	127,191
TOTAL	767,899	24,091	103,757	920,365	1,816,112

Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	2.1	0.5	2.4	7.1	4.7
Civic Center	3.3	2.7	1.2	1.6	2.3
Financial	36.7	21.9	28.4	29.2	32.2
Mission	3.6	5.8	3.6	2.6	3.1
North Beach	4.1	0.8	3.1	1.0	2.4
North Central	12.3	1.8	8.4	8.2	9.9
Northwest	3.8	5.3	7.5	3.4	3.8
SOMA	9.1	40.5	9.6	30.1	20.2
Southwest	10.3	9.4	20.3	12.5	12.0
Van Ness	3.0	7.8	4.4	1.4	2.3
Other	11.8	3.5	11.1	2.6	7.0
TOTAL	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	19.1	0.1	2.9	77.9	100.0
Civic Center	59.9	1.6	2.9	35.6	100.0
Financial	48.1	0.9	5.0	45.9	100.0
Mission	48.4	2.4	6.5	42.7	100.0
North Beach	70.5	0.4	7.3	21.8	100.0
North Central	52.7	0.2	4.9	42.1	100.0
Northwest	41.7	1.8	11.2	45.3	100.0
SOMA	19.0	2.7	2.7	75.6	100.0
Southwest	36.3	1.0	9.7	53.0	100.0
Van Ness	53.9	4.5	10.8	30.9	100.0
Other	71.5	0.7	9.0	18.8	100.0
TOTAL	42.3	1.3	5.7	50.7	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

**AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND
INDUSTRY DISTRICT BY PERMIT STATUS
1999**

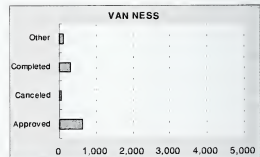
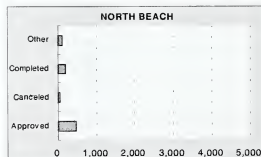
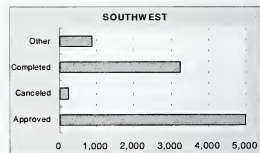
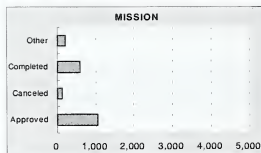
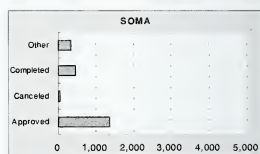
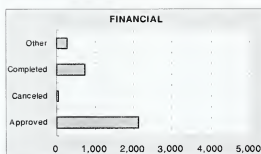
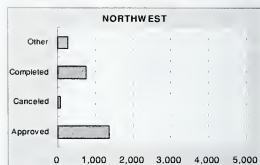
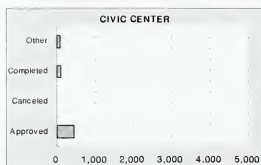
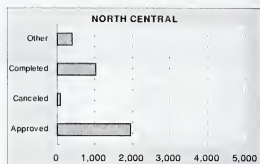
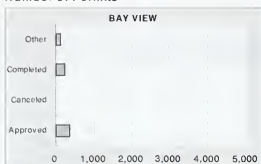
TABLE 6.4.2.C

Thousands of Dollars

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	45	9	11	553	116
Civic Center	57	39	11	200	65
Financial	132	108	41	971	184
Mission	26	11	6	114	29
North Beach	68	5	17	103	56
North Central	49	6	9	189	52
Northwest	21	23	10	119	29
SOMA	51	188	21	826	165
Southwest	16	10	7	132	23
Van Ness	37	50	15	120	40
Other	96	25	32	150	85
TOTAL	49	33	13	315	67

Source: San Francisco Planning Department
Department of Building Inspection

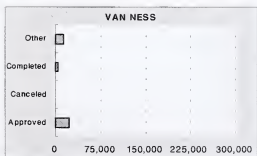
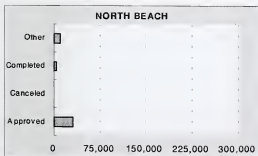
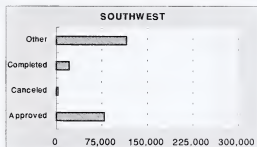
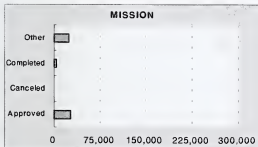
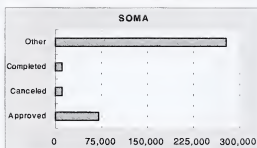
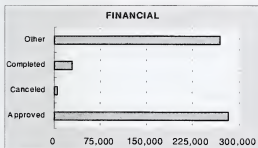
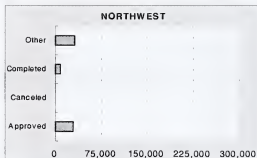
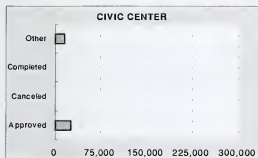
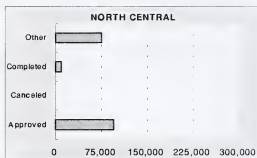
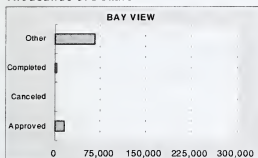
ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICTS AND PERMIT STATUS 1999
Number of Permits



Source: San Francisco Planning Department
 Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY
DISTRICT AND PERMIT STATUS
1999**

Thousands of Dollars



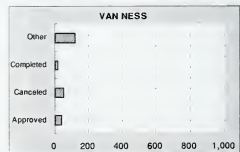
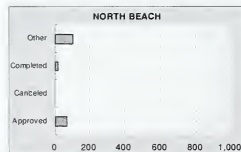
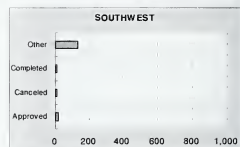
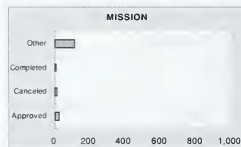
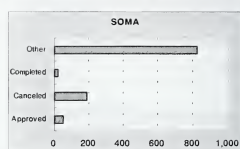
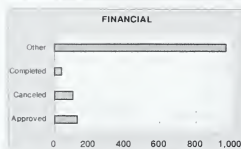
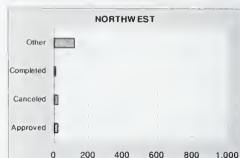
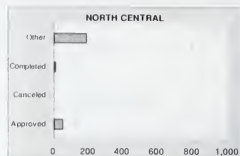
Source: San Francisco Planning Department
Department of Building Inspection

GRAPHS 6.4.2.B

GRAPHS 6.4.2.C

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND PERMIT STATUS 1999

Thousands of Dollars



Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.5.1.A

**TOTAL EXISTING OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS (1)
1989-1999**

Thousands of Square Feet

Location	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	3rd qtr 2000
Central Business District (2)	39,804	40,438	40,581	40,675	40,849	41,358	41,968	41,911	42,032	42,727	43,837
Non-Central Business District (3)	17,097	17,128	17,346	16,876	17,034	16,907	17,258	19,244	19,392	21,171	21,960
Total	56,900	57,566	57,927	57,551	57,883	58,265	59,226	61,155	61,424	63,899	65,797

Percentage Change

Location	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
Central Business District (2)	1.6	0.4	0.2	0.4	1.2	1.5	-0.1	0.3	1.7	3.3
Non-Central Business District (3)	0.2	1.3	-2.7	0.9	-0.7	2.1	11.5	0.8	9.2	25.2
Total	1.2	0.6	-0.6	0.6	0.7	1.7	3.3	0.4	4.0	9.7

(1) Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts, which are defined in footnotes (2) and (3). Not included are government, medical, and owner occupied buildings.

(2) The Central Business District includes the Financial District areas both north and south of Market Street.

(3) The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Source: San Francisco Planning Department
Cushman & Wakefield of California Research Services

Section 6.6 reports land use activity as well as the distribution of business establishments in San Francisco.

Land Use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dunn & Bradstreet databases. Dunn & Bradstreet is a firm which conducts national surveys of existing businesses, gathering information which includes number of employees, square footage of the business itself, and the SIC which best classifies that business. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% of any one land use results in a mixed use classification. If either the Planning Department or the Building Department has a record of a residence on a lot, it is determined to be of a Residential land use. If a lot contains a residence and any business establishment, the lot is classified as Mixed Residential.

Land Use is also determined by the location of a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with an SIC of 17 (Construction) is in the Financial District, it will be classified as Office. If an establishment with the same SIC is located in South of Market or the North East Mission Industrial Zone, it will be classified as Industrial. Construction is generally considered part of the Industrial land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services tasks in more of an office setting and should therefore be assigned an Office land use classification.

The SICs and references associated with each land use are listed below.

Residential: Housing Inventory Database, Building Inspection Database

Office (Management/Information/Professional Services): SICs 01, 02, 07, 09, 13-17, 20-32, 34-51, 60-65, 67, 73, 78, 81, 87, 89, 91-97

Industrial (Production/Distribution/Repair): SICs 01, 02, 07, 08, 10, 12-17, 20-45, 47-51, 75, 76, 78

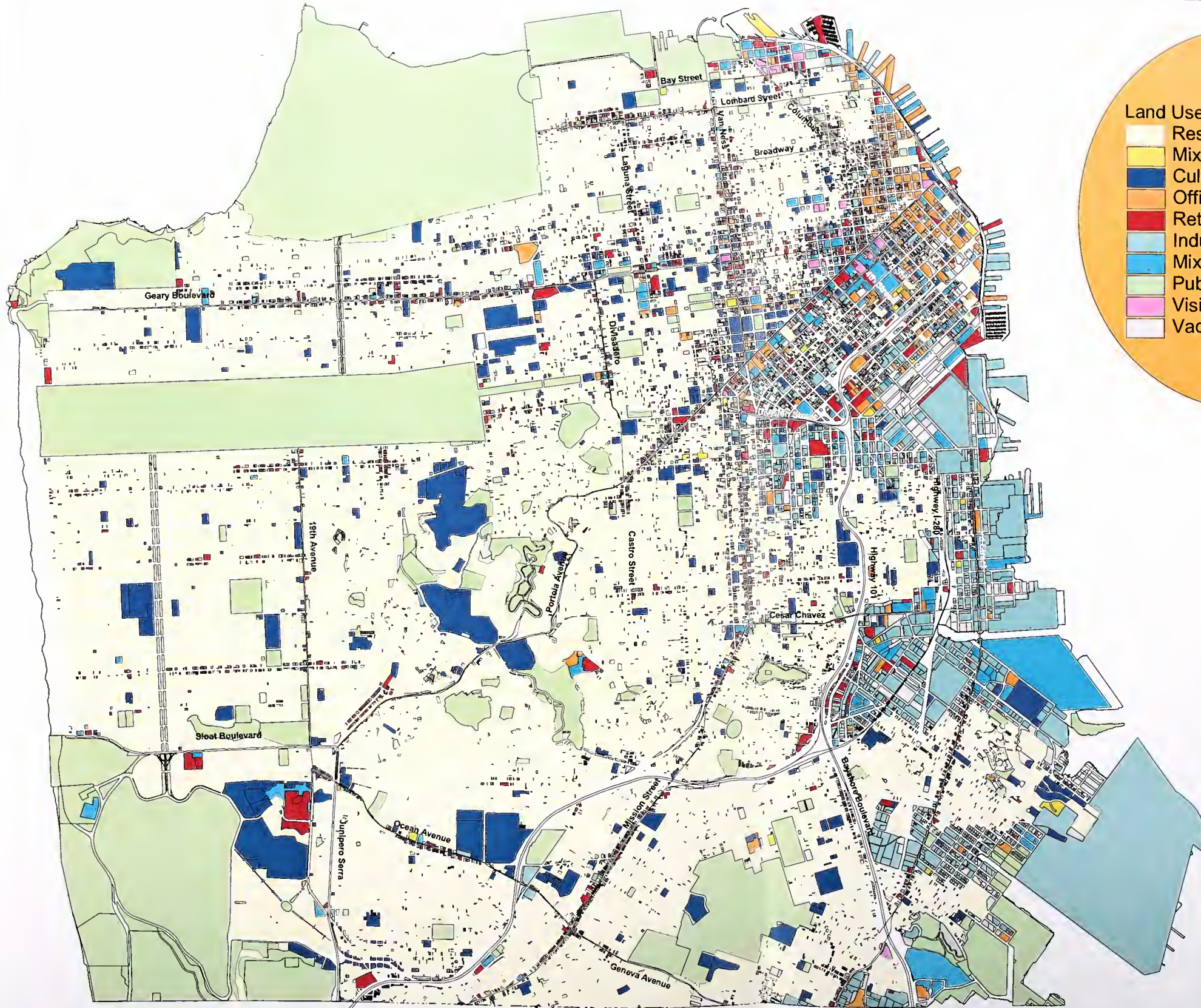
Cultural/Institutional/Educational: SICs 074, 801-809, 82, 83, 84, 86

Retail: SICs 52-59, 72, 78, 79

Visitor: SIC 70

Vacant: Assessor Database lists parcel as vacant

A color, 11X17" GIS-based Land Use Map introduces this subsection of the Commerce & Industry Inventory. Here, one gains a visual understanding of the mixed-use character of much of San Francisco. Table 6.6.1 provides details on the amount of square footage for each land use, as a predominant use on each parcel of land, in 18 distinct neighborhood groups in San Francisco. The columns of Table 6.6.1 correspond to the legend of the previous color land use map. Graphs 6.6.1A-F highlight the intensity of individual uses within each neighborhood. Following the graphs, are five black & white maps for each of the five major business sectors. Each map depicts the distribution of business establishments within demarcated neighborhood boundaries.



Land Use

- Residential
- Mixed/Residential
- Cultural/Institutional/Educational
- Office
- Retail
- Industrial
- Mixed Use
- Public/Openpace
- Visitor/Hotel
- Vacant

San Francisco Land Use Map 2000 Commerce and Industry Inventory

Note: Data sources were compiled by staff and include the City and County of San Francisco Assessor, Dunn & Bradstreet Information Services, the San Francisco Planning Department, and survey work for selected areas. The accuracy of this map relies on the data sources without comprehensive field verification.



TABLE 6.6.1 LAND USE SQUARE FOOTAGE BY NEIGHBORHOOD

Thousands of Square Feet

Neighborhoods	Cul/Ins/Educ	Office	Mixed Use	Mixed/Resid	Industrial	Public	OpenSpace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	4,441	1,069	12,445	493	56,123	14,112	19,319	1,383	8,597	5	8,545	126,532	
CentralWest	9,558	253	662	360	195	50,619	76,757	1,336	1,029	29	48	140,947	
Chinatown	244	203	212	14	88	83	1,227	219	57	116		2,462	
Downtown/Civic Center	1,954	834	1,374	269	611	244	3,425	1,114	654	582	19	11,080	
Excelsior/Vis Val/Crocker/OuterMission	8,847	648	423	790	2,502	20,211	59,444	1,297	3,218	145	5,069	102,593	
Financial District	355	4,864	2,963	7	563	73	870	1,212	1,288	407		12,601	
Glen Park/Bernal Heights	908	130	210	230	301	2,985	20,983	778	1,693		1,234	29,452	
Haight/Asbury	1,036	162	103	69	123	1,813	10,071	362	156	66	14	13,984	
Lakeshore	7,136	44	1,138	5	60,678	17,101	1,727	163			157	88,150	
Mission	3,067	631	1,828	602	3,608	659	16,697	2,380	1,769	22	965	32,227	
Nob/RussianHill/PacHeights/Marina	2,271	823	1,123	342	486	13,423	32,153	1,721	511	530	460	53,843	
North Beach	546	2,188	1,548	483	611	403	3,466	1,142	1,348	393	899	13,028	
Northwest	6,940	777	749	352	225	80,015	49,736	1,787	1,022	20	183	141,805	
Potrero Hill	1,064	623	2,584	178	10,148	1,057	7,290	713	3,412	3	1,702	28,773	
South of Market	1,166	4,393	5,059	963	13,857	92	3,242	3,393	7,318	200	3,962	43,646	
TwinPeaks/Diamond Heights/Oceanview	8,891	347	661	216	347	10,438	61,839	1,168	2,784		889	87,579	
UpperMkt/NoeValley	1,809	104	155	580	106	1,863	28,923	702	778	28	44	33,193	
Western Addition	3,638	626	1,546	402	389	1,891	16,909	1,690	1,078	166	13	28,350	
Other					28	1,000	23			3		1,143	2,198
Total	63,991	18,719	34,785	6,350	90,318	261,758	427,474	24,104	36,889	2,711	25,348	992,446	

Percentage Distribution by Neighborhood

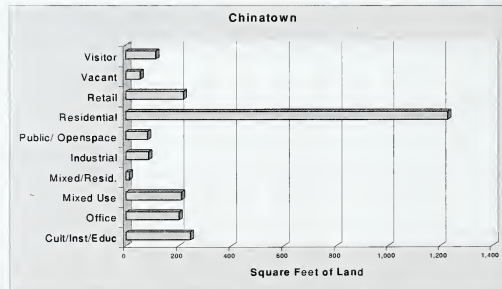
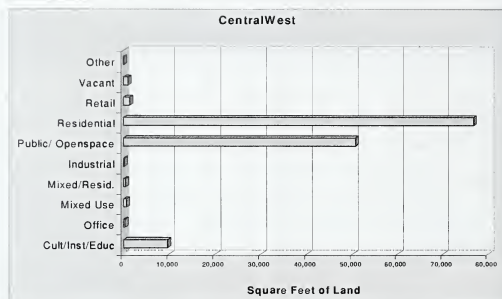
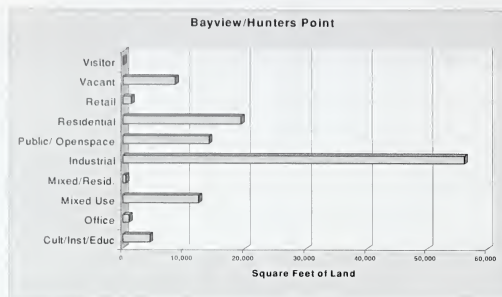
Neighborhoods	Cul/Ins/Educ	Office	Mixed Use	Mixed/Resid	Industrial	Public	OpenSpace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	6.9	5.7	35.8	7.8	62.1	5.4	4.5	5.7	23.3	0.2	33.7	12.7	
CentralWest	15.1	1.4	1.9	5.7	0.2	19.3	18.0	5.5	2.8	1.1	0.2	14.2	
Chinatown	0.4	1.1	0.6	0.2	0.1	0.0	0.3	0.9	0.2	4.3	0.0	0.2	
Downtown/Civic Center	3.1	4.5	3.9	4.2	0.7	0.1	0.8	4.6	1.8	21.5	0.1	1.1	
Excelsior/Vis Val/Crocker/OuterMission	13.8	3.5	1.2	12.4	2.8	7.7	13.9	5.4	8.7	5.4	20.0	10.3	
Financial District	0.6	26.0	8.5	0.1	0.6	0.0	0.2	5.0	3.5	15.0	0.0	1.3	
Glen Park/Bernal Heights	1.4	0.7	0.6	3.6	0.3	1.1	4.9	3.2	4.6	0.0	4.9	3.0	
Haight/Asbury	1.5	0.9	0.3	1.1	0.1	0.7	2.4	1.5	0.4	2.4	0.1	1.4	
Lakeshore	11.2	0.2	3.3	0.0	0.0	23.2	4.0	7.2	0.4	0.0	0.6	8.9	
Mission	4.8	3.4	5.3	9.5	4.0	0.3	3.9	9.8	4.8	0.8	3.8	3.2	
Nob/RussianHill/PacHeights/Marina	3.5	4.4	3.2	5.4	0.5	5.1	7.5	7.1	1.4	19.5	1.8	5.4	
North Beach	0.9	11.7	4.5	7.6	0.7	0.2	0.8	4.7	3.7	14.5	3.5	1.3	
Northwest	10.8	4.1	2.2	5.5	0.2	30.6	11.6	7.4	2.8	0.7	0.7	14.3	
Potrero Hill	1.7	3.3	7.4	2.8	11.2	0.4	1.7	3.0	9.2	0.1	6.7	2.9	
South of Market	1.8	23.5	14.5	15.2	15.3	0.0	0.8	14.1	19.8	7.4	15.6	4.4	
TwinPeaks/Diamond Heights/Oceanview	13.9	1.9	1.9	3.4	0.4	4.0	14.5	4.8	7.5	0.0	3.5	8.8	
UpperMkt/NoeValley	2.8	0.6	0.4	9.1	0.1	0.8	6.3	2.9	2.1	1.0	0.2	3.3	
Western Addition	5.7	3.3	4.4	6.3	0.4	0.7	4.0	7.0	2.9	6.1	0.1	2.9	
Other	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	4.5	0.2	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

Percentage Distribution by Land Use

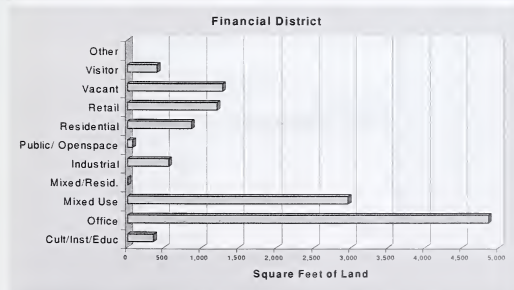
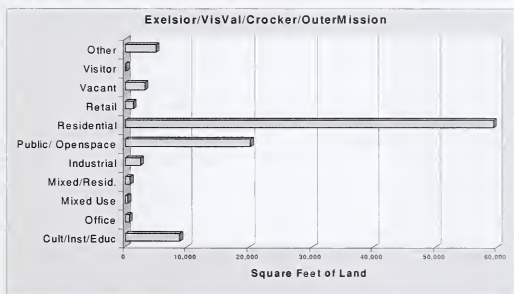
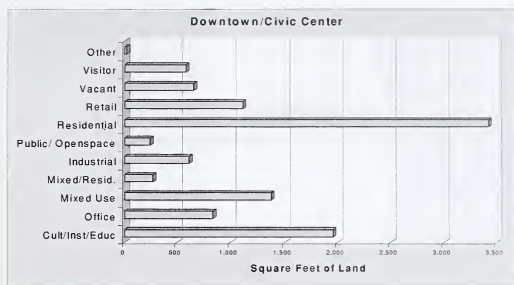
Neighborhoods	Cul/Ins/Educ	Office	Mixed Use	Mixed/Resid	Industrial	Public	OpenSpace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	3.5	0.8	9.8	0.4	44.4	11.2	15.3	1.1	6.8	0.0	6.8	100.0	
CentralWest	6.9	0.2	0.5	0.3	0.1	35.9	54.5	0.9	0.7	0.0	0.0	100.0	
Chinatown	9.9	8.2	8.6	0.6	3.6	3.4	49.8	8.9	2.3	4.7	0.0	100.0	
Downtown/Civic Center	17.6	7.5	12.4	2.4	5.5	2.2	30.9	10.1	5.9	5.3	0.2	100.0	
Excelsior/Vis Val/Crocker/OuterMission	8.6	0.6	0.4	0.8	2.4	19.7	57.9	1.3	3.1	0.1	4.9	100.0	
Financial District	2.8	38.6	23.5	0.1	4.5	0.6	6.9	9.6	10.2	3.2	0.0	100.0	
Glen Park/Bernal Heights	3.1	0.4	0.7	0.8	1.0	10.1	71.2	2.6	5.7	0.0	4.2	100.0	
Haight/Asbury	7.4	1.2	0.7	0.5	0.9	13.0	72.0	2.6	1.2	0.5	0.1	100.0	
Lakeshore	8.1	0.0	1.3	0.0	0.0	68.8	19.4	2.0	0.2	0.0	0.2	100.0	
Mission	9.6	2.0	5.7	1.9	11.2	2.0	51.8	7.3	5.5	0.1	3.0	100.0	
Nob/RussianHill/PacHeights/Marina	4.2	1.5	2.1	0.6	0.9	24.9	59.7	3.2	0.9	1.0	0.9	100.0	
North Beach	4.2	16.8	11.9	3.7	4.7	3.1	26.6	8.8	10.3	3.0	6.9	100.0	
Northwest	4.9	0.5	0.5	0.2	0.2	56.4	35.1	1.3	0.7	0.0	0.1	100.0	
Potrero Hill	3.7	2.2	9.0	0.6	35.3	3.7	25.3	2.5	11.9	0.0	5.9	100.0	
South of Market	2.7	10.1	11.6	2.2	31.7	0.2	7.4	7.8	16.8	0.5	9.1	100.0	
TwinPeaks/Diamond Heights/Oceanview	10.2	0.4	0.8	0.2	0.4	11.9	70.6	1.3	3.2	0.0	1.0	100.0	
UpperMkt/NoeValley	5.4	0.3	0.5	1.7	0.3	5.9	81.1	2.1	2.3	0.1	0.1	100.0	
Western Addition	12.8	2.2	5.5	1.4	1.4	6.7	59.6	6.0	3.8	0.6	0.0	100.0	
Other	0.0	0.0	0.0	0.0	1.3	45.5	1.0	0.0	0.2	0.0	52.0	100.0	
Total	6.4	1.9	3.5	0.6	9.1	26.4	43.1	2.4	3.7	0.3	2.6	100.0	

 Source: San Francisco Planning Department
 Dunn & Bradstreet Business Database, 2000

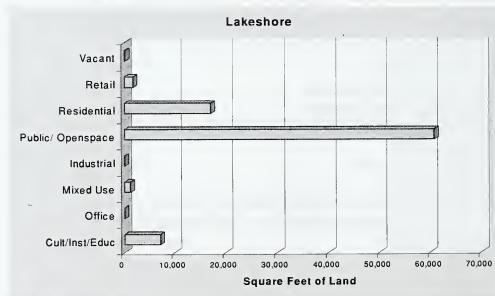
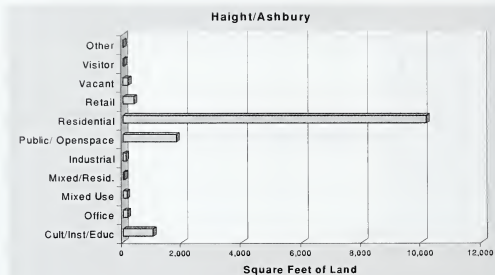
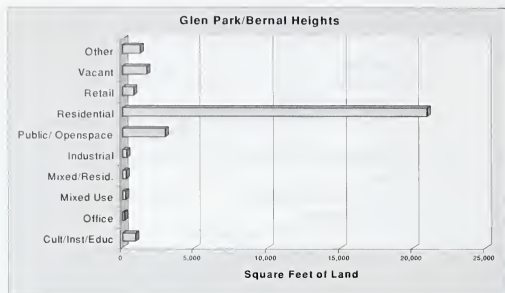
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LAND USE
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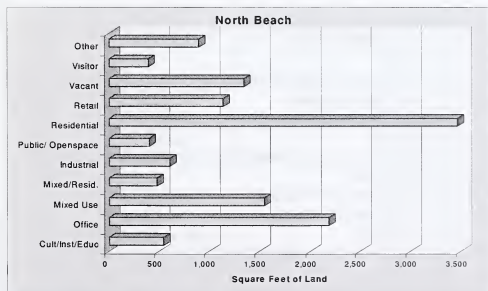
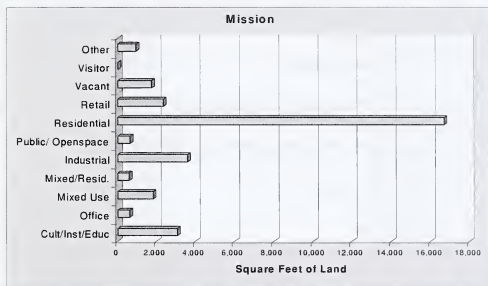
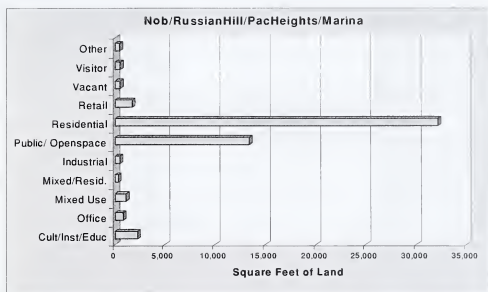
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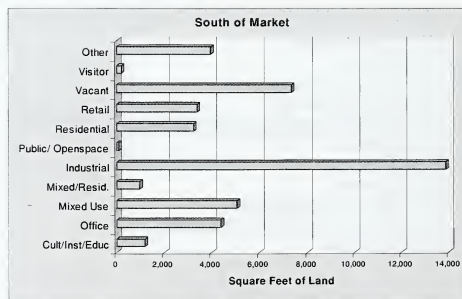
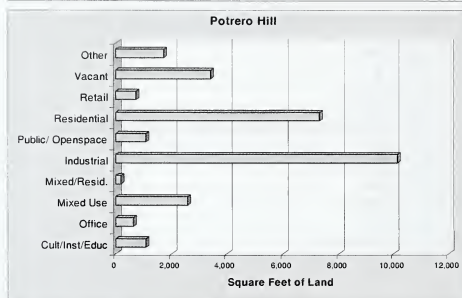
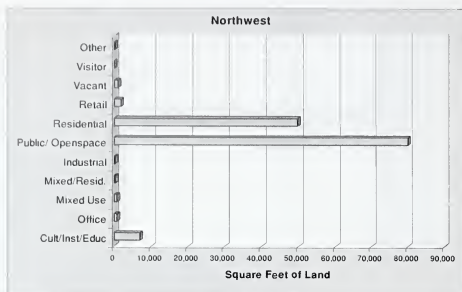
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LAND USE
SQUARE
FOOTAGE
BY
NEIGHBORHOOD



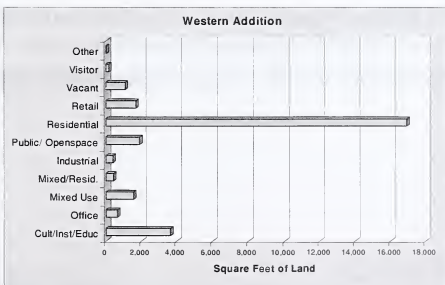
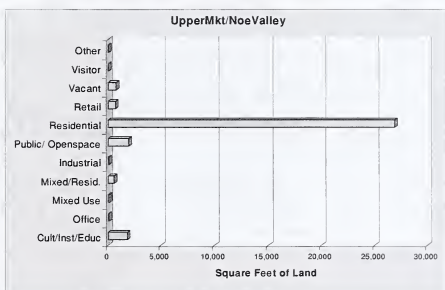
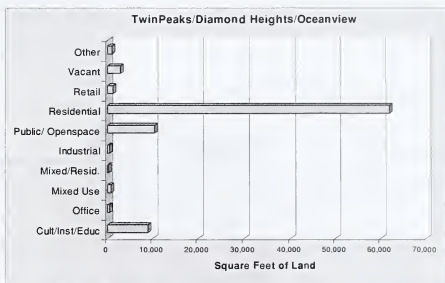
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LAND USE
SQUARE
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BY
NEIGHBORHOOD



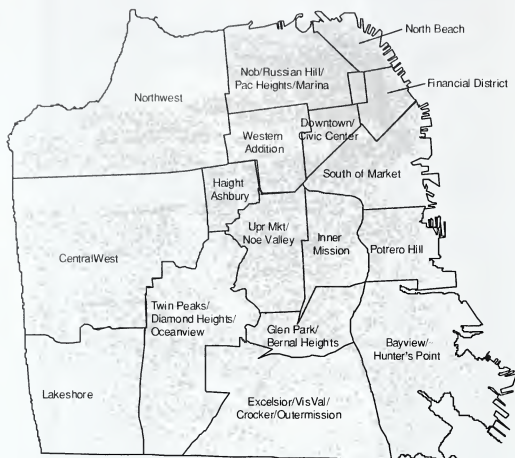
GRAPH 6.6.1.E
LAND USE
SQUARE
FOOTAGE
BY
NEIGHBORHOOD



GRAPH 6.6.1.F
LAND USE
SQUARE
FOOTAGE
BY
NEIGHBORHOOD

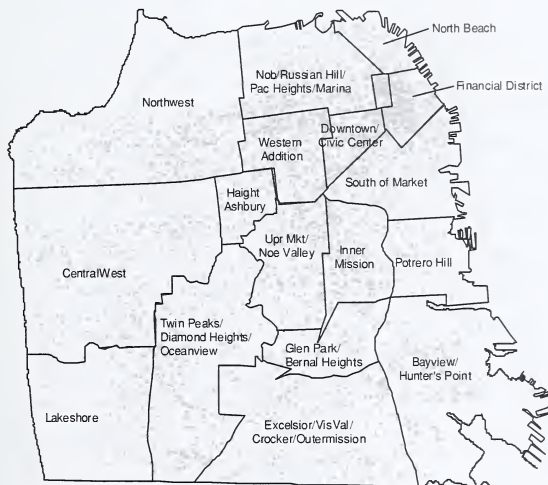


MAP 6.6.1



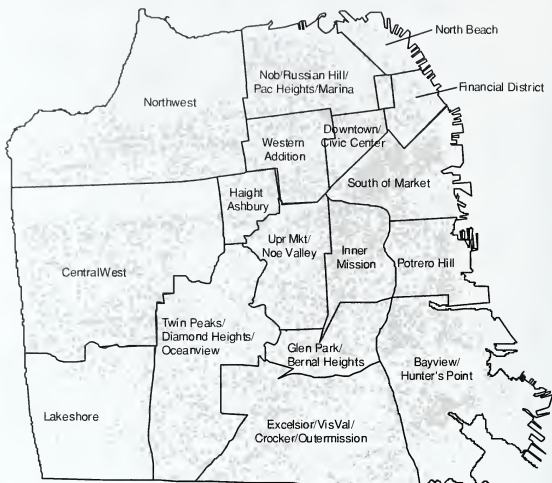
**Office (Management/Information/
Professional Services)
Establishments in San Francisco, 2000**

Source: San Francisco Planning Department
Dunn and Bradstreet Business Database, 2000



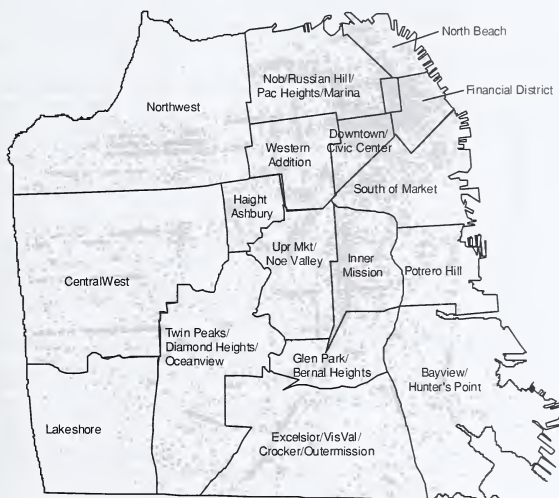
Cultural/Institutional/Educational Establishments in San Francisco, 2000

Source: San Francisco Planning Department
Dunn and Bradstreet Business Database, 2000



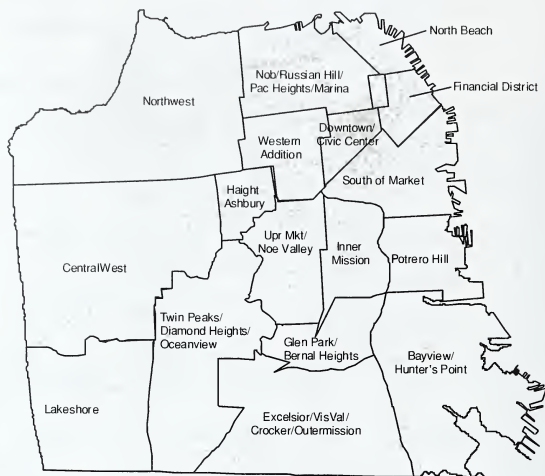
Industrial (Production/Distribution/Repair) Establishments in San Francisco, 2000

Source: San Francisco Planning Department
Dunn and Bradstreet Business Database, 2000



Retail Establishments in San Francisco, 2000

Source: San Francisco Planning Department
Dunn and Bradstreet Business Database, 2000



Visitor Establishments in San Francisco 2000

Source: San Francisco Planning Department
Dunn and Bradstreet Business Database, 2000

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